

**Department of Economic
and Community Development**



TENNESSEE

Local Planning Assistance Office

Rachel Jackson Building /6th Floor
320 Sixth Avenue North
Nashville, Tennessee 37243-0405
615-741-2211

May 4, 2000

The Honorable Jim Smith
County Executive of Houston County
P.O. Box 366
Erin, Tennessee 37061

Dear Mr. Smith:

The Local Government Planning Advisory Committee at its meeting April 26 approved the Houston County Growth Plan submitted by the Houston County Coordinating Committee. Enclosed is one copy of the materials submitted by the Coordinating Committee and a copy of the Local Government Planning Advisory Committee Resolution of Approval.

The Comprehensive Growth Plan law requires that you file your plan with your county register. The Local Government Planning Advisory will also keep a copy of your plan.

If I or the Local Government Planning Advisory Committee may be of additional assistance, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Waller", written over a horizontal line.

Don Waller
Director

DW/jw

Enclosure

SUBMITTAL OF COUNTY GROWN PLAN
AND
CERTIFICATION OF RATIFICATION

WHEREAS, the Houston County Coordinating Committee has developed and recommended to the County and municipal legislative bodies of Houston County a Growth Plan which complies with TCA 6-58-106; and

WHEREAS, the County and municipal legislative bodies have ratified the Houston County Growth Plan as required by TCA 6-58-104; and

WHEREAS, the Houston County Coordinating Committee has held the requisite public hearings pursuant to TCA 6-58-104;

NOW THEREFORE, the Houston County Coordinating Committee submits to the Local Government Planning Advisory Committee the Houston County Growth Plan for its approval pursuant to TCA 6-58-104.


James L. Stanfill, Chair, County Coordinating Committee

3/21/00
Date

RESOLUTION OF APPROVAL
BY THE
LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE

WHEREAS, the Houston County Coordinating Committee has submitted a County Growth Plan for Houston County and its municipalities; and

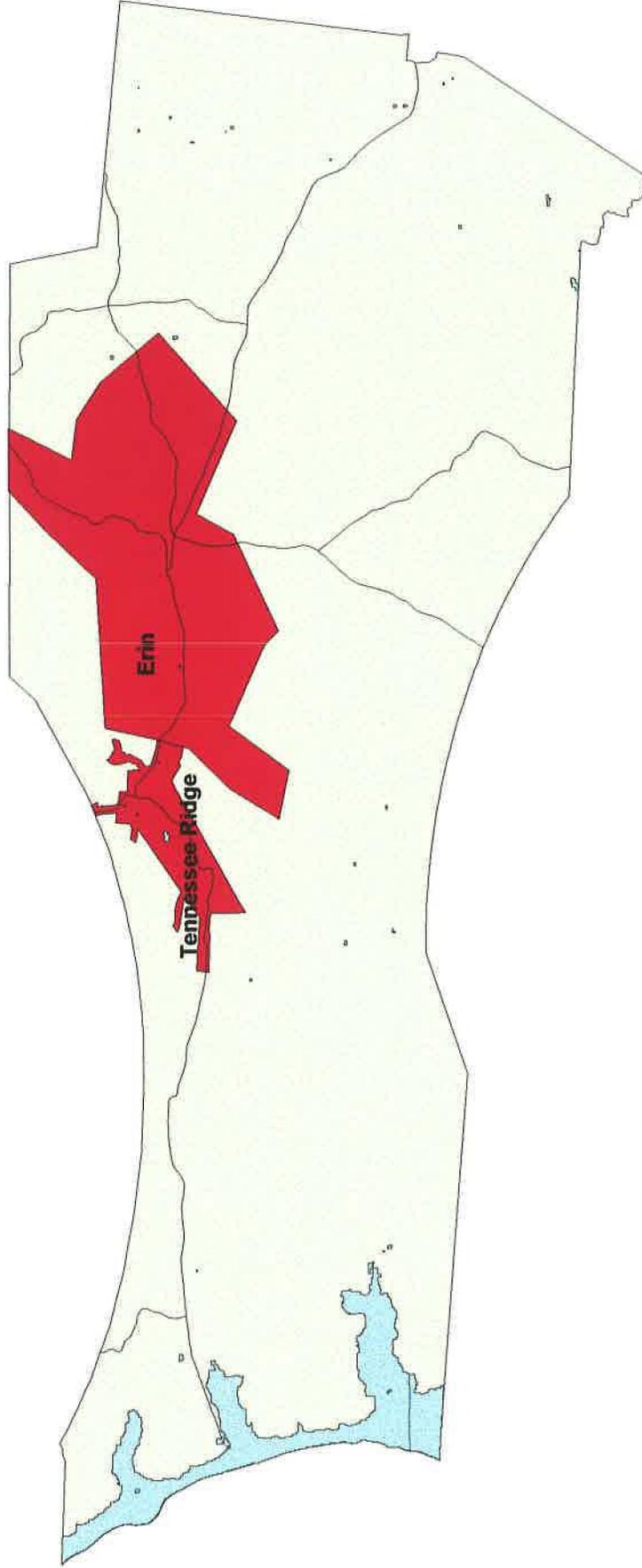
WHEREAS, the Coordinating Committee has certified that the plan has been ratified pursuant to TCA 6-58-104; and

NOW THEREFORE BE IT RESOLVED by the Local Government Planning Advisory Committee that the Houston County Growth Plan is hereby approved and becomes effective this date


Chair, Local Government Planning Advisory Committee

4/26/00
Date

Houston County



Local Government Planning Advisory Committee

Date: April 26, 2000

To: Approve Houston County Growth Plan

Tom Stiner
Tom Stiner, Chairman

Water
Urban Growth Areas
Rural Area



7 Miles

Prepared by the
Greater Nashville Regional Council

ORDINANCE NUMBER 2000-2

**A RESOLUTION ADOPTING THE EXISTING CITY LIMITS
AS THE URBAN GROWTH BOUNDARY FOR THE
CITY OF TENNESSEE RIDGE**

WHEREAS, after investigation and discussion, the Board of Commissioners of the City of Tennessee Ridge does not plan or anticipate any expansion of its city limits within the next twenty (20) years; and

WHEREAS, the Board of Commissioners of the City of Tennessee Ridge has determined the current city limits is adequate for its **urban growth boundary** for the purpose of Public Chapter 1101;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TENNESSEE RIDGE, that

Section 1. The City Recorder shall transmit a copy of this Resolution to the coordinating committee for Houston County, and

Section 2. The city's staff may, if requested by the county coordinating committee, prepare and submit such available information about the city and its plan as the coordinating committee may request in its preparation of the county growth plan required by Public Chapter 1101.

Section 3. Such information may, when available, include: (1) the percentage of the city which is developed, (2) the current population of the city along with projections for the next twenty years at five year intervals, (3) the city's projected needs for infrastructure improvements, including utility construction, road construction and other city facilities, (4) the city needs for urban services, including police protection, fire protection, water service, sanitary sewer service, electrical service, solid waste collection, road and street construction and repair, recreation facilities and programs, street lighting and zoning services.

Section 4. The city's staff when requested may also identify the current costs and projected costs of these services and infrastructure improvements.

Section 5: The Board of Commissioners of the City of Tennessee Ridge adopts this resolution with the understanding that once the growth plan for the Houston County is adopted and approved by the Local Government Planning Advisory Committee (LGPAC) of the State of Tennessee, it will not be able to expand its corporate limits without an amendment to the County's growth plan and approval of that amendment by LGPAC.

Adopted this 14th day of February 2000.

Passed first reading 2-14-2000
Passed second reading _____

Signed: _____



Lee Dunavant
Mayor

Attested: _____



Woodrow Adams
City Recorder

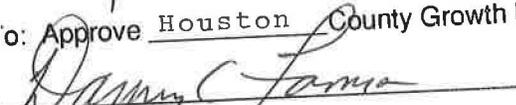
Approved as to form _____

W. Sidney Vinson
City Attorney

Local Government Planning Advisory Committee

Date: April 26, 2000

To: Approve Houston County Growth Plan



Tom Stiner, Chairman

MEMORANDUM

To: Don Waller, Director
Local Planning Office

From: Phil Armor, Director of Regional Planning
Greater Nashville Regional Council 

Date: March 30, 2000

Subject: **Houston County** 1101 Growth Plan

The Houston County Coordinating Committee has requested that GNRC submit the **Houston County Growth Plan** as required by Tennessee Public Chapter 1101. Included with this submittal are the following:

1. A resolution passed by the Board of Mayor and Aldermen of the City of Tennessee Ridge that the City does not plan or anticipate any extension of its City Limits within the next twenty years and, therefore, sets its present City Limits as its Urban Growth Boundary.
2. An Urban Growth Boundary Report for the City of Erin that establishes its Urban Growth Boundary and projected public services to accommodate growth needs.
3. A Houston County 2020 Growth Plan that designates the entire non-municipal portion of the County as Rural Area as established by PC1101.
4. A map of Houston County that identifies Urban Growth Boundaries, Planned Growth Areas and Rural Areas as required by PC1101.
5. Certification by the Houston County Coordinating Committee that the above mentioned documents are the Houston County Growth Plan and that it has been properly approved by all parties, including the Houston County Coordinating Committee.

Attachment
PA/pyc



Local Government Planning Advisory Committee
County Growth Plan Checklist

Houston County

yes

Two Copies of the Growth Plan (Minimum of two maps depicting Municipal Boundaries, Urban Growth Boundaries, Planned Growth Areas, and Rural Areas).

yes

One signed copy of the Ratification Form

6 Labels

Ready to Approve

DEPARTMENT OF
ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING OFFICE

10th Floor William Snodgrass Building
312 8th Avenue North
Nashville, TN 37243-7306

Facsimile: 615 -741-0607

FAX SHEET

DATE: 1-29-01

TO: Mr. Jim Smith
Houston County

Phone No. _____

Fax No: 931-289-2799

FROM: Don Waller
Go White

Phone No: 615-741-2211

COMMENTS: _____

TOTAL PAGES 2 (Includes Cover Page)

Sent Res of App.
1-29-01
at Mr. Jim Smith's request.

URBAN GROWTH BOUNDARY REPORT

CITY OF

ERIN, TENNESSEE

Local Government Planning Advisory Committee

Date: April 26, 2000

To: Approve Houston County Growth Plan

Danny C. Lamm
Tom Stiner, Chairman

URBAN GROWTH BOUNDARY REPORT

CITY OF

ERIN, TENNESSEE

**URBAN GROWTH BOUNDARY REPORT
CITY OF ERIN, HOUSTON COUNTY, TENNESSEE**

SEPTEMBER 1999

MAYOR

HONORABLE RHYNE T. LARGENT

PLANNING COMMISSION

**ROLAND ROBY, CHAIR
PAULA SKELTON, VICE-CHAIR
DONALD EDWARD COOKSEY, SECRETARY
WANDA LOCKHART
KERRY POWELL
TOMMY NICHOLS
JAMES CLARK
BRENDA CLAYTON**

PREPARED BY

**CITY OF ERIN MUNICIPAL-REGIONAL PLANNING COMMISSION
AND
TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE**

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URBAN GROWTH BOUNDARY REPORT

ERIN, TENNESSEE

I. INTRODUCTION

Purpose

This report is prepared pursuant to the requirement of Section 7, (a), (2), of Public Chapter 1101, outlining the duties of a municipality to review and report on the need for additional land and on urban services and public facilities within the municipality and its proposed Urban Growth Boundary. The legislation states as follows:

"Before formally proposing urban growth boundaries to the coordinating committee, the municipality shall develop and report population growth projections; such projections shall be developed in conjunction with the University of Tennessee. The municipality shall also determine and report the current costs and the projected costs of core infrastructure, urban services and public facilities necessary to facilitate full development of resources within the current boundaries of the municipality and to expand such infrastructure, services and facilities throughout the territory under consideration for inclusion within the Urban Growth Boundaries. The municipality shall also determine and report on the need for additional land suitable for high density, industrial, commercial and residential development, after taking into account all areas within the municipality's current boundaries that can be used, reused or redeveloped to meet such needs. The municipality shall examine and report on agricultural lands, forests, recreational areas and wildlife management areas within the territory under consideration for inclusion with the urban growth boundaries and shall examine and report on the likely long-term effects of urban expansion on such agricultural lands, forests, recreational areas and wildlife management areas." **TCA, 6-58-106, (a), (2)**

This report will serve to provide background information for the City of Erin's Urban Growth Boundary.

Methodology

This report was prepared using a variety of methods: review and study of previously-prepared planning and annexation documents, interviews with local officials, and field interviews. Land uses were inventoried and analyzed using planimetry, existing studies and previously gathered information, then field checking. Information on public services and facilities was gathered through a checklist completed by city officials, interviews with city officials, and field checking results. Population projections used to forecast residential growth were developed by the University of Tennessee. Residential density information was gathered by using the current certified population of Erin and the number of acres available or currently in use as residential property, as determined above. A survey of developed residential, commercial, industrial, public and semi-public land determined an average lot size and was used to calculate the number of acres currently in use for such purposes. Information regarding natural development

constraint features was gathered through existing studies and interviews with the U.S.D.A. Natural Resources Service. This information was then processed using guidelines and priorities set by Public Chapter 1101, and used to prepare the Urban Growth Boundary and accompanying report.

Definitions

The following words, terms, and phrases are hereby defined as follows and will be interpreted as such throughout this report. Terms not herein defined shall have the customary dictionary meaning assigned to them:

- (1) "Urban Growth Boundary" means a line encompassing territory established in conformance with the provisions of TCA 6-58-106 (a), to wit:
 - The urban growth boundaries of a municipality shall:
 - Identify territory that is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty (20) years;
 - Identify territory that is contiguous to the existing boundaries of the municipality;
 - Identify territory that a reasonable and prudent person would project as the likely site of high density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns and topographical characteristics; (if available professional planning engineering and/or economic studies may also be considered);
 - Identify territory in which the municipality is better able and prepared than other municipalities to efficiently and effectively provide urban services; and
 - Reflect the municipality's duty to facilitate full development of resources within the current boundaries of the municipality and to manage and control urban expansion outside of such current boundaries, taking into account the impact to agricultural lands, forests, recreational areas and wildlife management areas.
- (2) "Improved Vacant Land" means undeveloped property with immediate access to all municipal utility services, including public sewer service.
- (3) "Unimproved Vacant Land" means undeveloped property with access to some or no municipal services, but without specific immediate access to public sewer service.
- (4) "Population Projection" means the technique of forecasting population counts into the future. For the purposes of this report, University of Tennessee population projections have been prepared and Erin will use these counts in conjunction with more specific local information to determine future growth needs.

- (5) "Public Services" means police and fire protection; water, electrical and sewer services; road and street construction and repair; recreation facilities and programs; street lighting; planning and zoning; and building inspection services.

II. EXISTING MUNICIPAL LAND USE ANALYSIS

Land Use Inventory

Land Use Categories – The total incorporated acreage of the City of Erin is 2727 acres of which 1201 are developed. **Table 1**, shows the land use types, including areas with natural constraints for development.

TABLE 1
EXISTING LAND USE-TOTAL AREA
CITY OF ERIN, TENNESSEE

| <u>Land Use Category</u> | <u>Acreage</u> | <u>Percent of Total Developed Land</u> | <u>All Land</u> |
|--------------------------------|----------------|--|-----------------|
| Residential | 931 | 77 | 34 |
| Commercial | 88 | 7 | 3 |
| Industrial | 31 | 3 | 1 |
| Public/Semi-Public | 69 | 6 | 3 |
| Transportation - Rights of Way | 83 | 7 | 3 |
| Vacant Developable | 650 | | 24 |
| Vacant Constraints | 875 | | 32 |
| TOTAL | 2,727 | 100 | 100 |

As **Table 1**, shows, the largest single land use in the City of Erin is residential, accounting for 931 acres or 34% of the total land area. Commercial enterprises occupy 88 acres or 3%. Presently there is no land available for further commercial development. Some 31 acres or 1% is used for industrial purposes. There is no land available for additional industrial purposes. Approximately 69 acres or 3% is devoted to public/semi-public uses. The transportation category contains 83 acres or 3%. This category includes rights-of-way. There are 875 acres or 32% of vacant land with natural constraints. The developable land category contains 650 acres or 24%.

The residential category includes single-family, duplex, multi-family, and mobile home developments. The current density is 1.6 acres per capita. At the present time, the City of Erin can accommodate approximately 406 new people within its corporate limits.

Commercial uses comprise retail and service uses. The industrial category contains manufacturing, fabricating and warehousing operations. Public/semi-public includes all municipal buildings and uses, churches, cemeteries and schools. The transportation category includes street rights-of-way and railroads.

The vacant land in this category although considered as improved, is of marginal use for low-cost residential development because of the expense of site preparation and labored accessibility due to steep slopes of 15% or higher. However, this does not rule out custom-built homes. Other vacant areas are of marginal value because of dimensional limitations or because they are prone to flooding. Therefore, it must be said that much of the vacant land in the City of Erin, while not considered in the constrained category is, at the very least, partially constrained for residential development.

Based on this review, it appears that 650 vacant acres within the corporate limits are available for development with utilities in place. However, as noted above, while development is not precluded, due to slope, accessibility and probable flooding, it will necessarily be less dense and more expensive in some areas within this category. *Illustration 1*, represents the existing land use for Erin, Tennessee.

Physical Constraints – Development within the corporate limits of Erin is affected by a variety of development constraints. Floodplain, excessive slopes, accessibility and poor soils all combine to influence development decisions, densities, and required infrastructure. One or more of these conditions affect a total of 875 acres out of Erin's 2727 acres. Development of such properties will require remedial measures or additional infrastructure, such as streets. The U.S.D.A. and the Flood Insurance Rate Maps depict the wetlands and floodplain areas, respectively. The floodplain areas have a zoning overlay regarding floodplain development. The "slope" designation is for areas exceeding a 20% slope. As such, lands with development constraints will not be considered for development at the same level as the remaining areas of Erin. Future calculations of moderate or high-density land needs will not include these areas. *Illustration 2*, shows the types of constraints within the City of Erin. Based on this review, it appears that 650 vacant acres within the corporate limits are available for development with utilities in place.

III. EXISTING MUNICIPAL PUBLIC SERVICES

Utilities

Water Service Area - The Erin Water Department supplies the water for the City of Erin. The source is the Cumberland River with no limitations. There are presently 784 customers within the corporate limits and 1073 customers outside of the corporate limits. There are 75 fire hydrants inside the city and 120 blow off valves outside the city. The pumping capacity is 1.5 MGD and the water treatment plant capacity is 1.5 MGD. The storage capacity is 2.3 MG. The average daily use is 800,000 gallons and the average unaccounted for loss is 30%. *Illustration 3*, shows the water line extensions with the corporate limits. The Erin Subdivision Regulations require that water mains in all new developments be constructed in such a manner as to serve adequately for all uses and for fire protection purposes.

Sewer Service Area - Not all areas of the City of Erin have available sewer service. The City of Erin has a 19.5 mile force main and gravity flow sewer system in place. Of this 12.5 are sewer line miles and 7 are force main miles. The City provides 1 mile of sewer line to the Stewart/Houston County Industrial Park and .5 sewer miles to the TVA steam plant in Cumberland City. Erin will provide sewer service to the new Gypsum Plant at the Industrial Park. Presently there are 450 customers inside the corporate limits and two outside of the corporate limits. The sewer treatment type is extended aeration with an average daily flow of 400,000 GPD, which is 60% of the treatment capacity. There are 2 pumping stations and no Department of Environment and Conservation restrictions.

Electrical Service – Electric power for the City of Erin is provided by Meriweather Lewis Electric Cooperative.

Gas Service – Greater Dickson Gas Authority provides the gas service for the City of Erin. There are 382 customers inside the city limits and 77 outside the city limits. *Illustration 4*, depicts the gas line extensions within the corporate limits.

Protective Services

Police Department - The City of Erin has three full time police positions and three part time positions, three police cars in service and dispatching is handled through the Houston County E-911 system. According to Federal guidelines, the Police Department should have a staffing of three officers per 1,000 population requiring the city to provide a total of 3.5 officers, if 100% staffed. Based on this norm, the City meets the qualifications for being fully covered.

Fire Department – The City of Erin currently has an ISO Rating of 7. There are 22 volunteer firemen and one fire station. The response area includes the corporate limits and surrounding areas.

Solid Waste Collection – The Houston County Convenience Center provides this service.

Roads and Streets - There are 22.26 miles of streets and roads within the corporate limits of City of Erin. The city currently maintains 17.26 miles of local streets and TDOT maintains 5 miles. Total lane miles maintained is 30.5. *Illustration 5*, shows the street plan for the City of Erin. Resurfacing of 1.1 miles is usually done on a yearly basis. The current street maintenance budget is \$220,595. One mile of twenty feet wide road surface is paved at a cost of \$40,000 and streets are paved every five years. The department has 2 dump trucks and 2 backhoes.

Street Lighting - Adequate street lighting is provided by the City of Erin.

Library - The library is operated by Houston County.

Parks and Recreation - The City of Erin maintains two parks for a total of 23 acres, The smallest park contains 5 acres and the largest contains 18 acres. There are two pavilions and two picnic areas. Additionally, the city has a 2 mile walking and nature trail. There is one tennis court, one basketball court, one baseball and one softball field. The city supports programs for tots, youth and adult baseball activities. There is one community center which supports youth and adult activities. The National Parks and Recreation Association recommends no less than 6.5 acres of developed open space per 1000 population. Based on this norm the City has an adequate number of parks and recreational facilities although some of the facilities need maintenance improvements. However, since the facilities are also being used by residents outside the corporate limits, a trend which will continue to rise as development increases along water lines, the city may need to devote some recreational planning to accommodate this trend.

Land Use Controls and Municipal Codes – The City of Erin enforces a Municipal Zoning Ordinance, Subdivision Regulations and the Southern Building Code through a certified building inspector. The Planning Commission meets on a regular basis. The City maintains a contractual agreement for planning assistance with the Office of Local Planning, Department of Economic and Community Development.

IV. PROJECTED GROWTH NEEDS FOR LAND AND PUBLIC SERVICES

Projected 20-Year Population Growth and Land Needs

The University of Tennessee's Center for Business and Economic Research has published population projections for Dover through the year 2020. The projections along with the percentage change for each intervening step are presented in **Table 2**. The projections show a 17.97% increase in the certified 1990 population of Erin by the Year 2020. These numbers reflect the projected level of natural growth, but can be influenced by annexations conducted by the city.

TABLE 2

ERIN POPULATION PROJECTIONS

| 1990 | % Change | 2000 | % Change | 2005 | % Change | 2010 | % Change | 2015 | % Change | 2020 | Total Change |
|------|----------|------|----------|------|----------|------|----------|------|----------|------|--------------|
| 1586 | 10.47 | 1752 | 2.0 | 1787 | 1.68 | 1817 | 1.54 | 1845 | 1.41 | 1871 | 17.97 |

The 2020 projected population is a 285 person increase over the latest certified population of 1586. The city can presently accommodate 406 persons within its corporate limits. Based on the land use analysis, the city will be able to accommodate the projected 285 person increase for the year 2020.

While it appears that the City of Erin can accommodate the projected 2020 population increase, it must be kept in mind that projections cannot be taken literally. Many factors influence growth that cannot be taken into account through pure mathematical analysis. Factors such as migration for existing or future job opportunities or the announcement of a large industry locating within or even outside the corporate boundaries can substantially change and influence land use needs. Commercial and public service needs would be concomitant with population increases.

Projected Economic Growth and Commercial Land Needs

The City of Erin is a bedroom community. Except for service related sources most of the shopping needs of its residents are met by the commercial areas found in Clarksville some 16 miles to the northeast in adjacent Montgomery County or in Dickson to the south in Cheatham County. There is presently no available acreage for future commercial uses. There is no acreage available for industrial uses. Due to the difficult terrain described earlier it is not possible that the city can accommodate either of these uses in the future.

Special Land Management Concerns: Forest, Agriculture, Wildlife Management, Recreation and Open Spaces

The City of Erin does not have any special wildlife management designations. Erin is situated in an area of special scenic beauty. Expansive areas of farmland surround parts of the city. While these areas are not proposed for development at the present time, they pose an important opportunity for future passive and active recreational activities. The farmlands are important to preserve in their current state from an economic standpoint to the landowners themselves, but they are also of value to the city as areas of open, unbroken forested land with aesthetic and historic appeal. There is a necessity for additional recreational and open space areas.

Vacant Land Potential Within the Corporate Boundary

There are 650 acres of improved vacant land within the corporate limits of the City of Erin. This figure is deceiving however because much of this land is of marginal value due to physical limitations. Steep slopes, areas prone to flooding and limited accessibility contribute to make the land of marginal value. Some of the land is in agricultural use and some is simply not for sale. Therefore it is safe to assume that some 200 acres of the total vacant land area are not prime for residential development.

Projected Land Needs Outside the Corporate Boundary

It is apparent from the above land use analyses that there is not an immediate need for additional land to accommodate the projected population growth of the City of Erin. The projected population according to the University of Tennessee, Center for Business and Economic Research for the Year 2020 is 1871. That is an 18% increase which the present corporate limits will probably be able to accommodate.

The present corporate limits cannot however accommodate additional economic and industrial needs. The development of the new high school and jail some 1.5 miles outside the city limits on Highway 149 to the east will promote a need for not only residential development but commercial development as well. The surrounding areas outside the city limits that are quickly developing along water lines will impact upon these service needs as well. Additionally, the Stewart/Houston Industrial Park on Highway 149 towards Clarksville is attracting new industries that will require residential and commercial services.

Projected Public Service Capability Within the Urban Growth Boundary

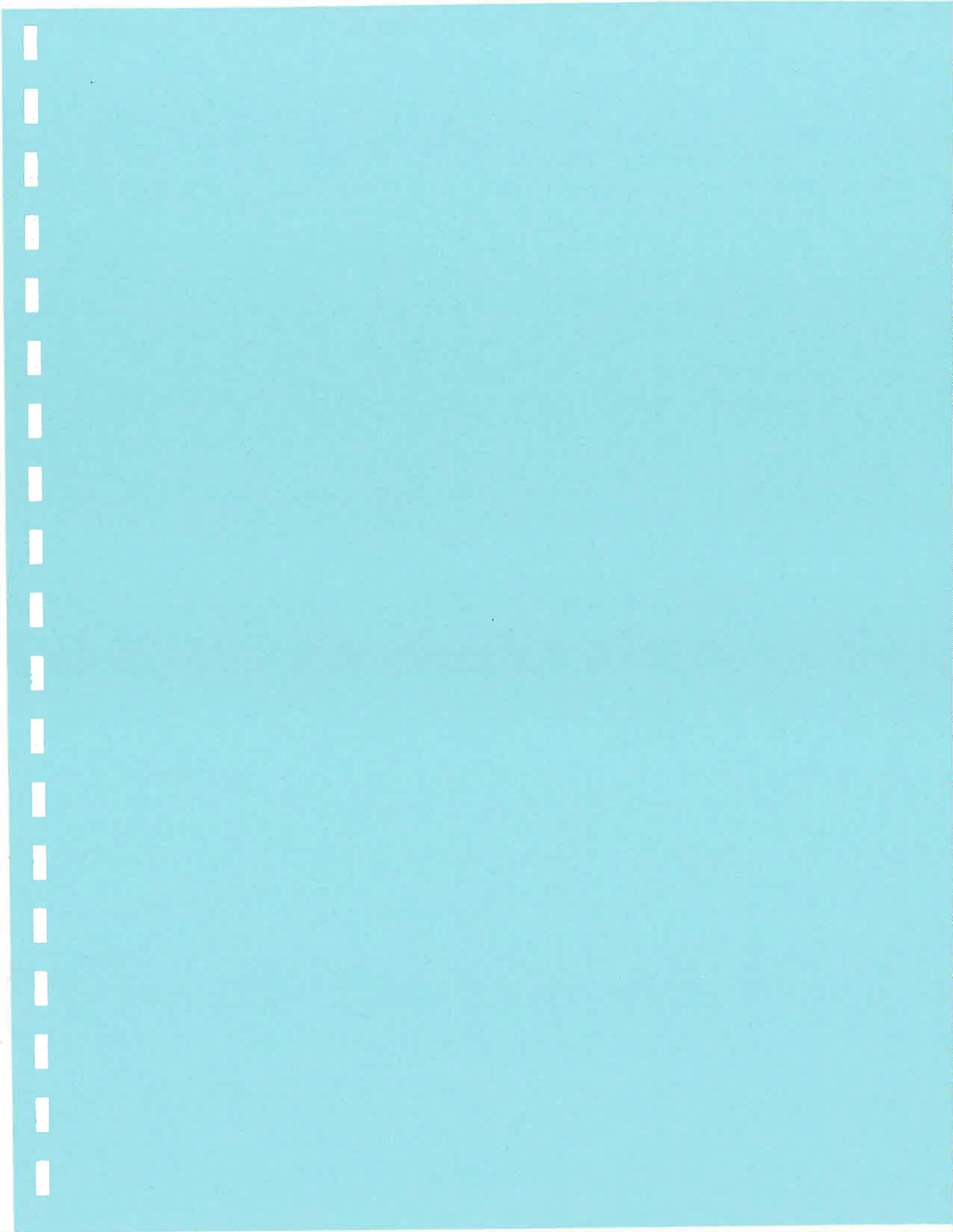
The Erin Water Department provides water service within the corporate limits and to 97% of the proposed Urban Growth Boundary. Information regarding the line location, sizes and capacities within the corporate limits is attached as *Illustration 3*. Most of the area included in the City of Erin Urban Growth Boundary is undeveloped. However, water lines are installed along the major roads within the proposed Urban Growth Boundary. There will be no cost to the City for water line installation. At least, a portion of the additional acreage needed for the projected Urban Growth Boundary will require a sewer line installation at an approximate cost of 1.5 million. Street improvement costs in the area are expected to be \$150,000.00. Most of the cost of utilities will be the responsibility of the developer at the time of development. At least, three additional police persons at a cost of \$17,000 each per year would need to be added. Fire protection services would be adequate, since the city works in a cooperative system with the county-wide response system. Since volunteers man the fire department, there would not be additional costs for more fire fighters.

V. DESCRIPTION OF URBAN GROWTH BOUNDARY

The City of Erin is the county seat for Houston Count located within a physiographic province of Middle Tennessee called the Highland Rim. Erin is situated near the eastern edge of the Tennessee River Valley in the center of Houston County. Nestled in the scenic hills, hollows and rugged uplands of the Western Highland Rim, the City of Erin extends in a ribbon-type development along a very narrow valley. Erin Branch and its tributaries and watershed traverse the length of the city and ultimately channel along with Wells Creek and its tributaries into the Cumberland River located about seven miles to the north. Erin is located on the Louisville and Nashville Railroad.

Several state highways reach Erin from the west, south and east. The most heavily traveled thoroughfare in Erin is Highway 49, which carries traffic from Tennessee Ridge through the business core. Highway 46, carries traffic from Dickson to the south and Highway 13, carries traffic from Waverly to the west. The new State Highway 149, carries traffic to Clarksville via Cumberland City. The commercial and administrative activity of the City of Erin centers around the town square. The residential tapestry is found on the hills extending from the square. Due to its unique topographical setting, much of the still vacant developable land in the City of Erin is of marginal value for residential, commercial and industrial development. As stated earlier, steep slopes, lack of accessibility and areas prone to flooding affect the cost of development.

The proposed Urban Growth Boundary for the City of Erin is dependent upon several factors. First, the City of Erin provides utilities in the form of water to 97% of the area. Much of the development immediately outside the corporate limits is heavily concentrated along water lines to the north, east and south. Second, the building of the new county jail and the new county high school on Highway 149, toward Clarksville will produce new residential, commercial and industrial development along the already established water lines. Third, the Stewart/Houston County Industrial Park is rapidly attracting new industry that will, likewise, produce new development in the form of housing units and commercial services. Fourth, the City of Erin is providing sewer service to the industrial park and TVA in Cumberland City. Fifth, the new county jail and high school on Highway 149, will require utilities. The City of Erin is the only municipality in a secure position to furnish any and all utilities to these areas. Sixth, while the University of Tennessee population projections for the Year 2020 do not rise to require added developable land for the City of Erin, it is evident that the outlying areas immediately beyond its corporate limits will continue to see the construction of new residential development. **Illustration 6**, depicts the Urban Growth Boundary as proposed for the City of Erin. The proposed Urban Growth Boundary encompasses thirteen miles. Of these, 3000 acres are physically constrained due to steep slopes, flooding and karst geology. The proposed Urban Growth Boundary will in all probability set a comfortable limit of growth for the City of Erin to the Year 2020. Without the Urban Growth Boundary as proposed, the City of Erin cannot extend the vital municipal services to areas sure to be impacted by development pressures.



HOUSTON COUNTY

Local Government Planning Advisory Committee

Date: April 26, 2000

To: Approve Houston County Growth Plan

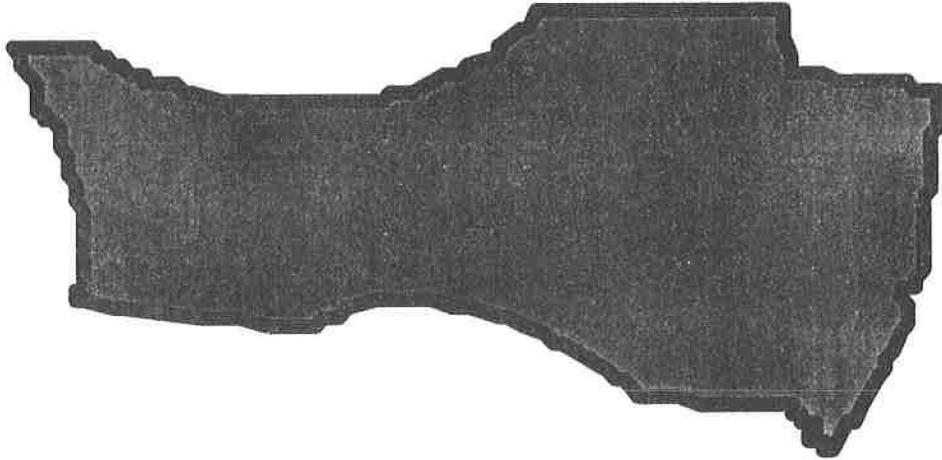
Tom Stiner
Tom Stiner, Chairman

2020 GROWTH PLAN

DECEMBER 1999

Prepared by
Greater Nashville Regional Council

HOUSTON COUNTY



2020 GROWTH PLAN

DECEMBER 1999

Prepared by
Greater Nashville Regional Council

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INTRODUCTION

Planning for growth has been active in many communities and counties in Tennessee for a number of years. In rapidly developing areas, it would be impossible to manage or finance the provision of public facilities and services without a long-range planning program. Many cities and counties experiencing limited or no growth, however, have not seen the need for planning of this type. This often leads to underfunded public services and valuable land being underutilized or committed to a use that will adversely affect future development. Without planning, cities often compete with other cities or the county for valuable land, tax revenue or other resources necessary to properly serve their citizens.

In Tennessee, annexation has also been a problem among local governments trying to gain, or keep, control over valuable, tax revenue generating property. Cities need to be able to grow and expand their tax base to efficiently provide public services. Counties have limited sources of tax revenue yet must provide public education, solid waste, public safety and other services. Growth and expansion decisions are rarely coordinated among local governments or based on the long-range needs of all concerned.

In 1998 the Tennessee General Assembly passed, and the Governor signed, Public Chapter 1101 (the Act) creating a structure and process for local governments to cooperatively plan for growth and determine their own future. All cities and counties, except those with metropolitan governments, are to evaluate their own growth needs and develop a long-range plan to adequately address those needs. Each municipality must designate an Urban Growth Boundary (UGB) that contains the corporate limits of the municipality and the contiguous unincorporated area where growth may occur over a twenty-year period. The county government must develop a plan for the territory in the county not included in the UGB's of the cities. The Houston County Growth Plan, 2020 is intended to fulfill the requirements of PC 1101 and to provide the County with a long range plan for land use, major thoroughfares and public facilities.

The Act provides the following definitions of the three classifications to be established within the county:

Urban Growth Boundary (UGB) – the municipality and contiguous territory where high-density residential, commercial and industrial growth is expected, or where the municipality is better able than other municipalities to provide urban services.

Planned Growth Area (PGA) – territory outside municipalities where high or moderate density commercial, residential or industrial growth is projected.

Rural Areas (RA) – territory not in the UGB or PGA and that is to be preserved as agricultural lands, forests, recreational areas, wildlife management areas or for uses other than high density commercial, industrial or residential development.

The two classifications to be determined by the County, Planned Growth Area and Rural Area, must meet the following criteria:

Planned Growth Area is to include territory:

- That is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur over the next twenty years;
- That is not within the existing boundaries of any municipality or within an UGB;
- That is reasonably likely to experience growth over the next twenty years based on history, economic and population trends, and topographic characteristics;
- That reflects the county's duty to manage natural resources and to manage and control urban growth, taking into account the impact on agriculture, forests, recreation and wildlife.

Rural Area is to contain territory:

- That is not within an UGA;
- That is to be preserved over the next twenty years as agriculture, forest, recreation or wildlife management areas, or for uses other than high density development;
- That reflects the county's duty to manage natural resources in a way that reasonably minimize detrimental impact to agriculture, forests, recreation and wildlife management areas.

POPULATION PROJECTIONS

Population projections are the primary means of determining the amount and type of growth that can be reasonably expected over a period of time. Public Chapter 1101 requires that the twenty-year plan be based on population projections developed by the University of Tennessee Center for Business and Economic Research. Projections for Erin, Tennessee Ridge and Houston County are shown in Table 1. The table reveals that while the Cities of Erin and Tennessee Ridge will experience population increases of 27.2 percent and 30.4 percent, respectively, the unincorporated portion of the county will grow by some 4,289 persons, a 42.7 percent increase. It is very likely that some of the growth will be within a designated Urban Growth Boundary, however, for planning purposes the figures in Table 1 will be utilized to estimate growth and related needs for the unincorporated area of Houston County.

TABLE 1
POPULATION PROJECTIONS FOR ERIN,
TENNESSEE RIDGE AND HOUSTON COUNTY 2000 – 2020

| | 2000 | 2005 | 2010 | 2015 | 2020 | Growth 2000-2020 | |
|---------------------|--------------|--------------|--------------|--------------|--------------|------------------|-------------|
| | | | | | | No. | % |
| ERIN | 1,752 | 1,787 | 1,817 | 1,845 | 1,871 | 119 | 6.8 |
| TENNESSEE RIDGE | 1,477 | 1,546 | 1,612 | 1,679 | 1,747 | 270 | 18.3 |
| BALANCE OF COUNTY | 4,886 | 5,146 | 5,401 | 5,661 | 5,922 | 1,036 | 21.2 |
| TOTAL COUNTY | 8,115 | 8,479 | 8,830 | 9,185 | 9,540 | 1,425 | 17.6 |

SOURCES:

U. S. Department of Commerce, Bureau of Census, 1990
 Census of Population; UT Center for Business & Economic Research, March, 1999
 Greater Nashville Regional Council

LAND USE AND MAJOR THOROUGHFARE PLAN

INVENTORY OF EXISTING LAND USE

Existing land use information was obtained from a number of sources including the Houston County Assessor of Property, the Division of Property Assessment, Comptroller of the Treasury, the Local Planning Division of the Department of Economic and Community Development and surveys done by the Greater Nashville Regional Council. Land within the Cities of Erin and Tennessee Ridge and their planned Urban Growth Boundaries was excluded from the survey. This territory will be included in the incorporated towns' growth plans.

Existing land use in Houston County is shown in Table 2 and is listed in the categories of Developed, Agricultural/Forest/Open Undeveloped, Erin Urban Area and Tennessee Ridge Urban Area. The category of Agriculture/Forest/Open Undeveloped accounts for 114,177 acres or 89 percent of all land within the county.

The category of Developed includes all unincorporated land that is used for commercial (73 acres), industrial (19 acres), residential (7,077 acres) and public/semi-public (644 acres) purposes. The combined acreage of these uses is 7,813 or 6.1 percent of the county. Utilizing population projections, historical growth trends and other factors, the Houston County Growth Plan will identify how much and where new development will occur by 2020.

Outside the Cities of Erin and Tennessee Ridge, the various kinds of development in the County have been widely dispersed and with no zoning to guide it, fairly intermingled. Although this has not proven to be a problem due to the relatively small rate of growth, as development increases so does the need to protect and maximize the use (and value) of land suitable for development.

Because existing development is intermixed and dispersed it is combined into one category and shown on the Existing Land Use Map as Lower Density Development. The map does not show all homes and businesses spread throughout the county, but is an attempt to reflect the areas where the density is such that it can be illustrated as a pattern.

TABLE 2
 HOUSTON COUNTY
 SUMMARY OF EXISTING LAND USE DEVELOPMENT
 OUTSIDE OF THE ERIN AND TENNESSEE RIDGE URBAN AREAS
 1999

| LAND USE CATEGORY | ACRES |
|---|------------------|
| Developed | 7,813 |
| • Commercial | 73 |
| • Industrial | 19 |
| • Residential | 7,077 |
| • Public/Semi-Public | 644 |
| Agriculture / Forest / Open Undeveloped | 114,177 |
| Erin Urban Area | 3,640 |
| Tennessee Ridge Urban Areas | <u>2,370</u> |
| TOTAL ACRES IN HOUSTON COUNTY | 128,000 |

SOURCES:

Division of Property Assessment, Comptroller of the Treasury
 Local Planning Division, Department of Economic & Community Development
 Greater Nashville Regional Council

LAND USE ANALYSIS

Land Development Suitability: Houston County as a whole is projected to grow by some 36% by the year 2020. While both Erin at 18% and Tennessee Ridge at 37% will add people during that time frame, it appears most of the growth will take place in the unincorporated portion of the county. The projected growth outside the cities is fairly modest, not quite 1,800 people, yet it represents a 43% increase over the 1990 population. Land to provide places to live, work and shop to serve this growth will be drawn from the present reserve of vacant open space land outside of the urban growth boundaries. The following discussion addresses several issues that greatly impact the suitability of land to development.

Slope Analysis: There is a direct relationship between the degree of slope and suitability for development. For housing and related development to occur on the more severe slopes, major earthwork, such as cutting and filling are usually necessary as well as the removal of shrubs and trees. This can result in severe erosion and other run-off problems as well as greatly increasing the cost of development.

The development of an area with severe slope can produce several additional problems. The storm water run-off from streets, parking areas, and driveways frequently causes flooding of lower residential or commercial properties. Providing adequate water pressure for fire protection and regular use. In addition, sewer costs are also quite high since rock formations are commonly very near to the surface.

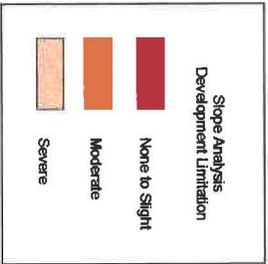
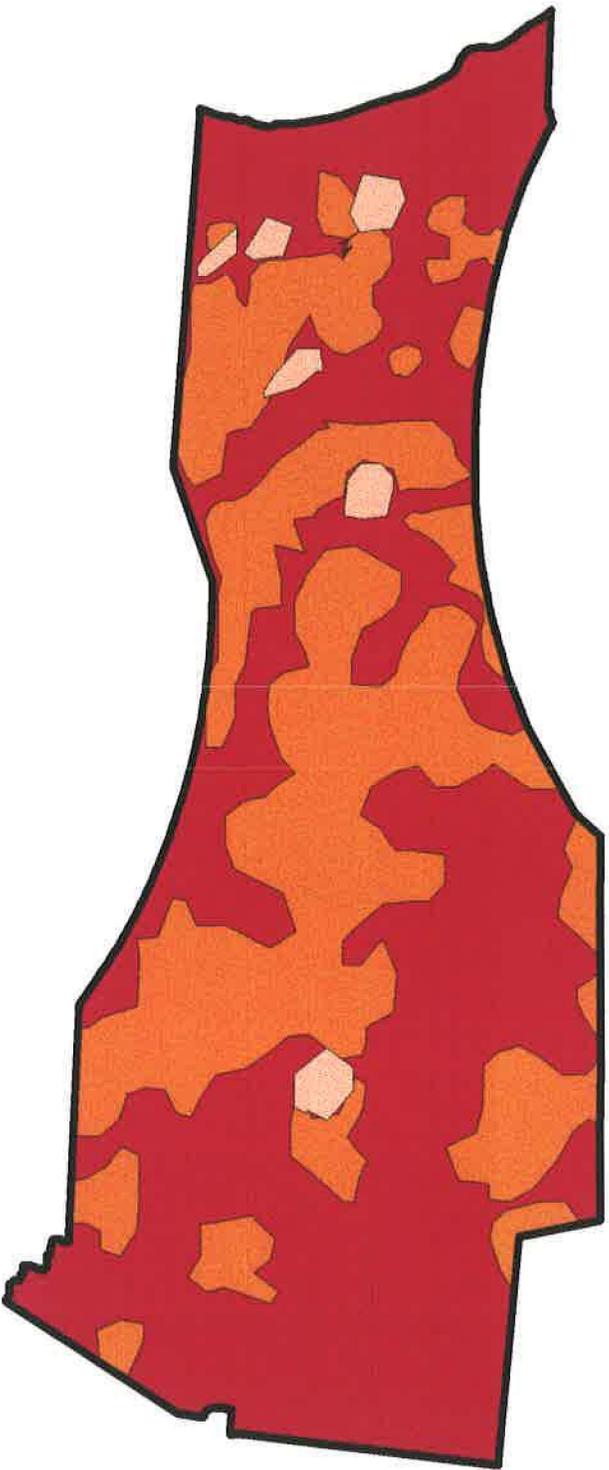
The slope analysis for Houston County depicted on Illustration 1 indicates three categories of slope limitations based on percent of slope as follows:

| | |
|--------------------------|-------------------------|
| None to Slight | 0 to 12% Slopes |
| Moderate | 12 to 20% Slopes |
| Severe | In Excess of 20% Slopes |

Table 3 was prepared to better illustrate the various areas of land use in relation to their suitability to differing slope conditions, and to assist local government, land planners, and developers in achieving optimum land utilization. It should be emphasized that this information serves only as a general guide since other factors can cause these percentage limits to increase or decrease.

A brief overview of the Houston County Slope Analysis Map shows that only small pockets of land are in the severe limitations category, while the rest of the county has almost equal amounts of land in the none to slight and moderate categories. Many factors are considered when evaluating a site for development and slopes in excess of 20% are usually unfeasible. Most of the county is level to gently rolling which is suited to many types of development.

Houston County



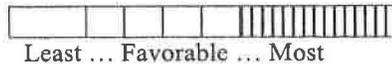
Prepared by the
Gauler-Nelson Regional Council

Illustration 1

Table 3
Land Use/Slope Relationship

| Land Use Categories | Slope | | | | |
|----------------------------|------------|------------|------------|------------|------------|
| | 0-5% | 5-12% | 12-20% | 20-30% | 30+% |
| Conservation | | | ██████████ | ██████████ | ██████████ |
| Passive Recreation | | ██████████ | ██████████ | ██████████ | ██████████ |
| Agricultural | ██████████ | ██████████ | ██████████ | | |
| Active Recreation | ██████████ | ██████████ | ██████████ | | |
| Low Density Residential | ██████████ | ██████████ | ██████████ | ██████████ | |
| Medium Density Residential | ██████████ | ██████████ | ██████████ | ██████████ | |
| Medium Intensity Use | ██████████ | ██████████ | ██████████ | | |
| Medium High Intensity Use | ██████████ | ██████████ | | | |
| High Intensity Use | ██████████ | ██████████ | | | |

NOTE: Development Adaptability to Site



Source:
Natural Environmental Analysis, August 1973, Planning Commission,
Metropolitan Government of Nashville-Davidson County, Tennessee

Soil Characteristics: The soil characteristics of the County are also very important when making decisions concerning future land use. The decisions are usually irreversible and the wrong choice can result in the permanent loss of one of our most valuable natural resources—land.

The degree and type of development is greatly dependent on the characteristics of the soil. This does not mean that an inferior soil cannot be built up. It does mean, however, that to develop the area would require additional money. Sometimes, this increased cost of overcoming the soil limitations may be worth the investment if other benefits are realized and adequate environmental precautions are utilized.

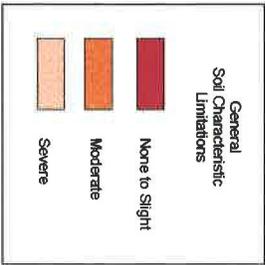
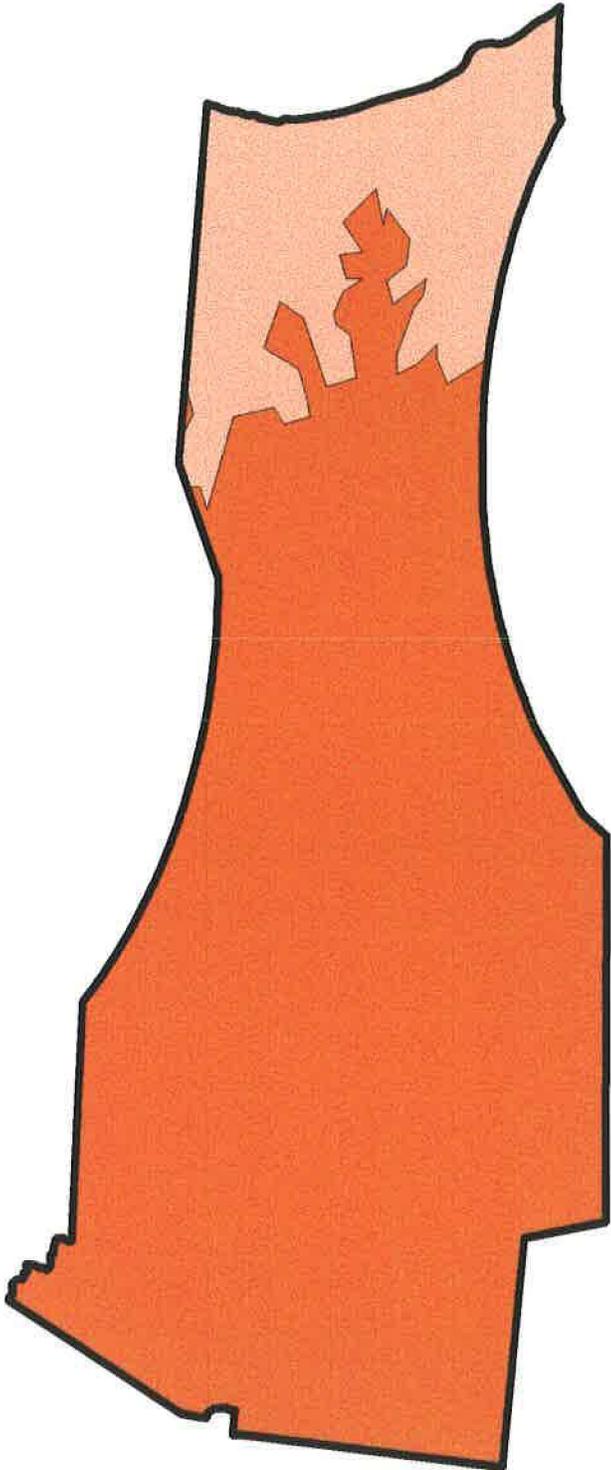
The soils of the County, shown on Illustration 2, were rated as to the effect each had on the various land uses. The limitation ratings used and the definition of each are noted in the following:

| Limitation | Definition |
|----------------|--|
| None to Slight | All or nearly all of the soils properties are favorable to the intended use. Any unfavorable properties are relatively easy to overcome. |
| Moderate | The properties of the soil are only reasonably favorable for the intended use. The unfavorable properties can be overcome through correct planning; careful design, or management. |
| Severe | The properties of the soil are unfavorable for the intended use. Adapting the soil to the intended use can be accomplished only with great difficulty and considerable expense. |

The Houston County General Soil Characteristics Map show that less than 20% of the County has soils with severe limitations for general land use development (housing, commercial and related). The severe soils lie along the Tennessee River (Kentucky Lake) in the western portion of the county with the remaining land containing soils with moderate limitations to general development.

The general soils information and mapping, as presented above, is a most useful and necessary basis for planning land use of large areas. It should be stressed, however, a general soils map does not provide explicit information at any particular location, so it is not usable for detailed planning and construction decisions. Specific information at any location may be obtained through on-site investigations or reference to local Soil Conservation Service surveys or other detailed studies, if available.

Houston County



Prepared by the
Okanagan National Resource Centre

Illustration 2

General Land Development Suitability: To assist in delineating areas having the best potential for future general land use development, Illustration 3 reflects a single map prepared from a composite of the preceding maps and analyses in this section. The map shows those areas which are most suitable for general land use development and at the same time can be developed with the least environmental damage. More specifically, areas deemed suitable for future urban development considered the following combined information:

Existing Land Use . . . Areas which have already been committed to certain uses.

Slopes . . . Areas unsuited for development because of steep slopes.

Soil Characteristics . . . Areas having soils unsuitable for development.

Forecast of Future Land Use Needs: The 1,036 new residents represent a growth of 21.2 percent between the years 2000 and 2020. An historical analysis of past and present land use patterns, when combined with the projected population increase, produces an estimate of land needed to accommodate anticipated growth. Table 4 identifies the number of acres needed by 2020 to provide for growth in the land use categories of Commercial (15 acres), Industrial (4 acres), Residential (1,500 acres) and Public and Semi-Public (137 acres). The table also shows a corresponding reduction of land in the Agricultural/Forest/Open Undeveloped category of 6,578 acres.

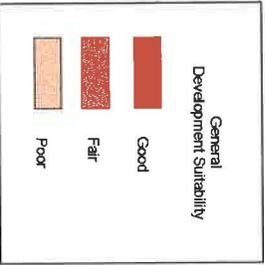
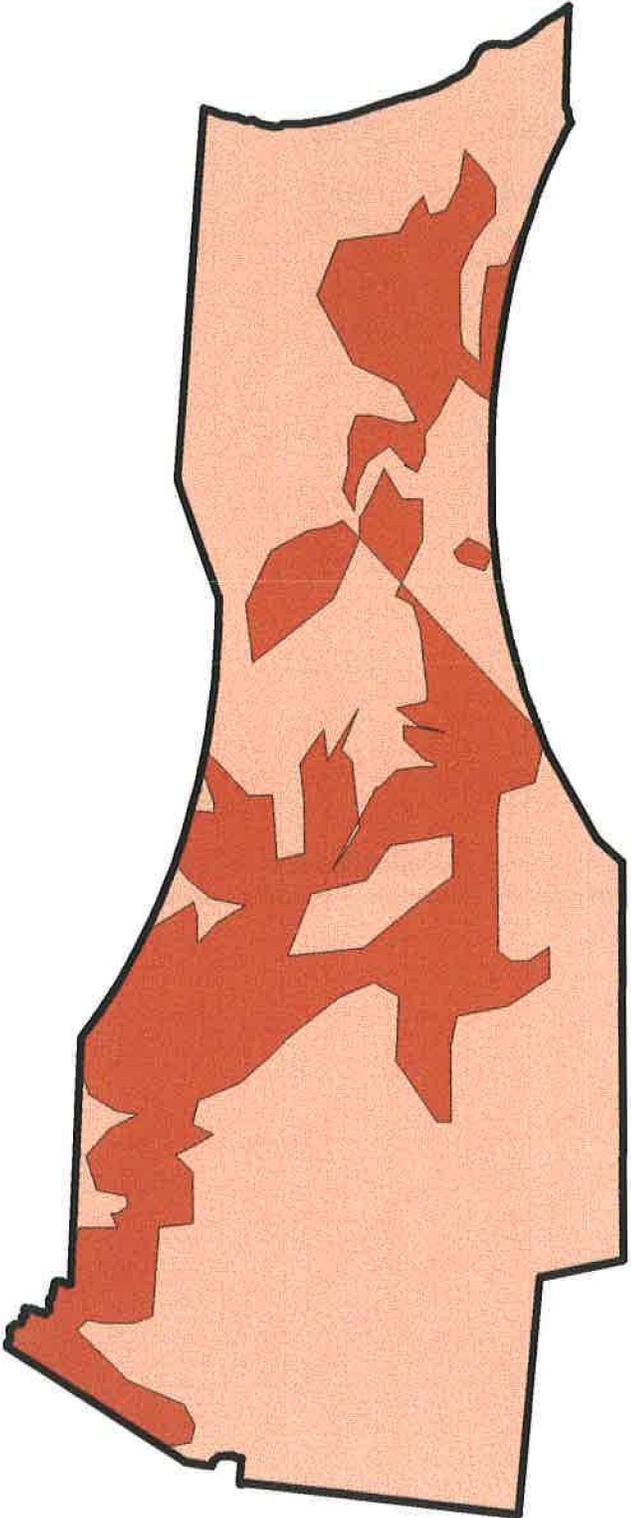
Classification of Existing Major Thoroughfares: The thoroughfare system is the structural framework of any community or county. A properly planned system of roads provides for the safe, convenient and efficient movement of goods and people while also providing appropriate access that supports the county's various land uses.

The primary county roadways are shown on the Existing Land Use, Major Thoroughfare and Public Facilities Map. Based on Average Daily Trips (ADT) recorded by the Tennessee Department of Transportation in 1997, State route 49 was the most heavily traveled road in Houston County. The 1979 and 1997 ADT's for the county's five major routes are shown on Table 5. Also shown are the average increase per year and a projected ADT for each route for 2020.

Although projecting traffic volumes is difficult and outside factors can greatly impact future numbers, the ADT's on Table 5 are reflective of the growth anticipated throughout the county. While population and ADT are increasing, it does not appear that the major routes will require reclassification during the 2000-2020 time period.

Table 5 indicates that State Route 149 is one of the fastest growing roadway percentage-wise in the county. Discussions with Houston County, Erin and Cumberland City officials have revealed that traffic associated with the Houston-Stewart County Industrial Park is increasing, especially tractor-trailer trucks. One industry generates 100 trucks per day and another 30-35 trucks per day out of the industrial park going to Clarksville via SR 149. This may require additional turning lanes into the park and passing lanes on hills in the near future.

Houston County



Prepared by the
Ozark National Regional Council

Illustration 3

The proposed North-South Parkway has been for many years supported by leaders in Houston, Stewart and Humphreys Counties as a way of opening additional areas for development along the Tennessee River. For Houston County, the Parkway would provide improved access to Interstate 40 in Humphreys County and U.S. Highway 79 in Stewart County which would greatly increase the potential for development in the western part of the county.

TABLE 5
HOUSTON COUNTY
PAST AND PROJECTED TRAFFIC VOLUMES
ON MAJOR ROUTES,
EXPRESSED AS AVERAGE DAILY
TRAFFIC COUNTS

| | ADT <u>1979</u> | ADT <u>1997</u> | Average % Increase Per Year | ADT <u>2020</u> |
|-----------------|--------------------|--------------------|-----------------------------------|--------------------|
| State Route 49 | 4,190 | 12,950 | 11.6% | 47,545 |
| State Route 46 | 1,530 | 5,060 | 12.8% | 19,977 |
| State Route 149 | 4,018 | 11,350 | 10.1% | 37,815 |
| State Route 13 | 5,910 | 6,780 | 0.8% | 8,055 |
| State Route 147 | 2,420 | 3,670 | 2.9% | 6,092 |

SOURCES:

Tennessee Department of Transportation, Average Daily Traffic Counts, 1979 and 1997, Houston County, Tennessee; Greater Nashville Regional Council

Future Land Use and Major Thoroughfare Plan

The increase in population of some 1,036 in the unincorporated portion of Houston County by the year 2020 will require approximately 1,656 additional acres of land to be developed. This includes land for residential use as well as land that provides supporting uses such as shopping, working and recreation. It is anticipated that the majority of new jobs will be located in the Houston-Stewart Counties Industrial Park or to a lesser degree in the cities of Erin or Tennessee Ridge. The remaining development, primarily residential, will follow the historical trend of occurring along roadways dispersed throughout the county with potentially one major exception.

The land between Erin and the industrial park is traversed by a major sewer line connecting the park to Erin's sewerage treatment plant. With sewer available, it is possible for higher density development, such as residential subdivisions, to take place. The construction of a new high school, sheriff's office and other public facilities in the area, as well as new jobs being created in the industrial park, makes the area even more desirable as a place to live. Future development in this area will be served by the City of Erin as it is located within their Urban Growth Boundary.

County Designated Planned Growth Area and Rural Area

The primary responsibility for counties under PC 1101 is the designation of Planned Growth Areas (PGA) and Rural Areas (RA). A Planned Growth Area is defined as territory outside municipalities where high or moderate density commercial, industrial or residential growth is projected. A Rural Area is territory not in an Urban Growth Boundary or a PGA and that is to be preserved as agricultural lands, forests, recreational areas, wildlife management areas or for uses other than high density commercial, residential or industrial development.

Planned Growth Area: The unincorporated area of Houston County is projected to grow by 1,036 by 2020, an average of about fifty-two persons per year. It is most likely that this growth will follow past trends and be disbursed throughout the county and, without sewers, will be very low density in nature. Houston County will not designate any area as a PGA at this time.

Rural Area: The County will designate all of its territory as a Rural Area for the next twenty years. This will protect its agricultural, forest, recreational and wildlife management areas while allowing low density development to continue to occur in appropriate locations.

COUNTY INFRASTRUCTURE and SERVICES PLAN

Inventory and Analysis of Public Infrastructure and Services in Non-Municipal Portion of County

Houston County provides a variety of facilities and services for its citizens, some for those residing in the Towns of Erin and Tennessee Ridge but many more for those who live in the unincorporated parts of the County. Facilities such as schools, public health departments and the County Courthouse are used by all Houston Countians while services such as the Sheriff's Department and the solid waste convenience center are primarily for those not living in municipalities. The following is a brief analysis of public infrastructure and services provided by Houston County.

Sheriff's Office. The Houston County Sheriff's Office and Jail are outdated and too small to serve the needs of the County. A new jail with accompanying space for administrative and personnel use will be built in 2000. The facility will contain 34 beds for inmates and cost \$1,500,000 to build. It will be located on State Route 149 approximately two miles north of Erin. The new facility should be adequate to accommodate the needs of the County for twenty years.

Fire Protection. Houston County has contracts with the Cities of Erin and Tennessee Ridge for fire protection services. One truck is also provided by the County at each location. These will need to be replaced within the twenty year planning period. While this service is adequate now, two additional substations will be needed during the twenty year planning period.

Emergency Service. The Houston County Emergency Management Agency operates out of private buildings that are leased on an annual basis. One is used for office and storage and the other, located in West Erin, houses the vehicles. The EMA operates three ambulances, one is two years old, one is three years old and a backup that is seven years old. The County would like to build a county-owned facility and upgrade its ambulance fleet to maintain its Class A service rating as growth occurs.

Public Education Facilities. The Houston County School District is presently comprised of three schools: Erin Elementary School, Tennessee Ridge Elementary School and Houston County High School. In 1995, the Houston County Board of Education recognized the need to improve their existing facilities and

prepare for growth in the school system. A Planning Team was created that developed a Master Plan to guide the development of future facilities. The Master Plan recommended that the school system be reconfigured as follows:

1. Build a new Houston County High School (grades 9-12).
2. Convert the old high school to Houston County Middle School (grades 6-8).
3. Renovate Erin Elementary School and change grades from K-8 to K-5.
4. Renovate Tennessee Ridge Elementary School and change grades from K-8 to K-5.

ERIN ELEMENTARY SCHOOL

Recommended building and site improvements will create a new modern image for this facility. Proposed site improvements include: revised traffic flow with separate bus and automobile entrances, expanded parking, landscaping, covered structural entry and sidewalks.

The existing facility (45,000 square feet, not including portable classrooms) is structurally sound and reasonably adequate to house the proposed K-5 program. Renovations include: updating mechanical and electrical systems, provisions for technology implementation, new kitchen layout and equipment, reallocation of spaces for functional capability, correcting Life Safety Deficiencies, maintenance and/or repair items and improved interior finishes (walls, floors, ceilings, etc.).

About 25,000 square feet of new construction will allow for the removal of the existing portable classrooms, space for "wet areas" (sinks and cabinets) in classroom, toilets for K-2 classrooms, dining room, music room, library, art, teacher planning, expanded Special Education and Administration.

The proposed K-5 will house a maximum, planned capacity of 550 to 560 students.

TENNESSEE RIDGE ELEMENTARY SCHOOL

The newest portion (27,826 square feet built in 1977) is structurally sound and reasonably adequate to house the K-5 programs. Renovations include: updating mechanical and electrical systems, provisions for technology implementation and the reallocation of spaces for functional capability, including providing windows for all classrooms and changing "open space" classrooms to self-contained, plus expanded Administrative Department. Also included is correction for Life Safety Deficiencies and maintenance and/or repair items.

The oldest portion of this building (9,384 square feet built in 1950 and 1964) shall be demolished due to age, poor state of repair and lack of cost effectiveness to renovate properly for technology, mechanical, electrical, plumbing and Life Safety requirements.

Approximately 27,800 square feet of new construction will provide for needed classrooms, kitchen, dining, little theater, art, music, special education and related support functions.

The proposed K-5 will house a planned capacity of 400 to 450 students.

HOUSTON COUNTY MIDDLE SCHOOL

The newest portions (library building, 5,577 square feet built in 1976 and the Vocational Building 11,622 square feet) and the gymnasium are structurally sound and reasonably adequate to house the Middle School Program. Renovations include updating and new mechanical and electrical systems, provisions for technology implementation and the reallocation of spaces for functional capability.

Approximately 52,800 square feet of new construction will provide for needed classrooms, kitchen, dining, library, little theater, administration, student services, special education and related support functions.

The proposed Middle School (6-8) will house a planned capacity of 360 with future expansion to 480.

HOUSTON COUNTY HIGH SCHOOL

The Houston County High School will house grades 9-12 with a student capacity of 500 students. A new site of a minimum of twenty (20) acres [thirty (30) acres if a football field and stadium are desired] should be obtained. It should be easily accessible with adequate water, sewer, electricity and gas available at the site. The site should have reasonable topographical conditions to minimize site development cost.

The proposed site amenities would include: traffic flow to separate buses and automobiles, parking (300-400) for staff, student, visitors and community events, baseball/softball field, touch football/soccer field, tennis courts, sidewalk and landscaping. The required building area for a student capacity of 500 would be approximately 108,000 square feet.

The recommendations discussed above, when fully implemented, should be adequate to serve the enrollment expected throughout the twenty-year planning period. If additional facilities are needed, it will likely be at the elementary school level. To accommodate this need, the elementary school or schools would go from grades K-5 to K-4 and Houston County Middle School would house grades 5-8.

Public Water Supply. The availability of a reliable, potable water supply is a major factor in determining where growth will occur. In Houston County, water is supplied by the Cities of Erin and Tennessee Ridge. Both systems serve areas well beyond their city limits and, in fact, presently reach approximately three-fourths of the county. The City of Erin is the larger serving almost 1,100 customers outside of their corporate limits. The existing water distribution system should be adequate for growth through 2020.

Public Sewer Supply. The only sewered area outside city limits is provided by Erin to the Stewart/Houston County Industrial Park. The average daily flow is 400,000 GPD which is 60% of the treatment capacity. The availability of sewers will influence the higher density development of the area between the existing city limits of Erin and the industrial park. However, this acreage is included in the Erin Urban Growth Boundary and the City will be responsible for managing and serving its developing.

Road Construction and Repair. Houston County is responsible for approximately 300 miles of roads and has a budget of \$1,849,000 for FY 1999-2000. The Department will perform the following schedule for maintenance and repairs in 1999-2000:

| <u>Maintenance Type</u> | <u>Miles</u> | <u>Cost per Mile</u> | <u>Annual Cost</u> |
|-------------------------|--------------|----------------------|---------------------|
| Tar and Chip | 150 | \$10,000 | \$ 1,500,000 |
| Asphalt | 25 | \$40,000 | 1,000,000 |
| Replace Bridge | - | - | <u>750,000</u> |
| | | TOTAL | \$ 3,250,000 |

An analysis of the equipment now in use by the Highway Department reveals that a number of key items are beyond their normal useful life and need to be replaced.

- 6 Pickup Trucks (years 1984-88)
- 4 Dump Trucks (years 1986-87)
- 2 1½-ton Trucks (years 1965 & 1982)
- 1 GMC Distributor (1986)
- 1 120 –Grader (1979)
- 1 Crawler Tractor (1979)
- 1 D5 Dozer (1985)
- 1 Wheel Loader (1987)
- 2 Tractor Mowers (1971 and 1984)

Additional equipment needed:

- 1 Paving Machine
- 2 Rollers

Recreation Facilities. Houston County provides a boat dock with public access to Kentucky Lake (Tennessee River) at Cane Creek. The County also has a park located in Tennessee Ridge that has two ball fields, one tennis court, a pavilion, playground, concession stand, bathrooms and a walking trail. The boat dock is in need of renovation and the park needs to be expanded due to its increasing use by county residents.

Solid Waste. The Cities of Erin and Tennessee Ridge provide municipal solid waste collection service to their residents and the county is served by a convenience center located at the old landfill site. The County also operates a transfer station at the site where all municipal waste from all sources in the County are transferred to private hauler trucks for transport to a landfill out of the county. This system should remain adequate for the twenty-year period.

Public Library. The County operated public library is located in Erin and was expanded in 1995. To adequately serve county residents it will need to be expanded again in the future.

County Health Department. The County Health Department is adequate today but will need expanding in the future to provide proper service to additional clients.

County Industrial Park. Land of industrial park use is located in the Stewart-Houston County Industrial Park located along the western side of Highway 149 at the Stewart County line. The Park has all utilities and recently opened a rail spur that is connected to the CSX System. Although several new industries have located in the Park, it is believed that there is sufficient available land for development for the twenty-year period. The County plans to construct a 50,000 square foot speculation building in the Park within a few years.

County Courthouse. The existing courthouse has adequate space but will need updating. A renovation is planned for 2000 that will improve sound in the courtroom, add central air conditioning and make the facility accessible for those with disabilities.

County Public Infrastructure and Services Plan

The most important role of local government is to provide for the needs of all its citizens. While many factors, primarily financial, make it virtually impossible to insure that every person has everything he or she wants, the overall welfare of the general public is an ongoing responsibility of local governments. A growing population requires additional public facilities and services to maintain a safe, healthy and enjoyable way of life. Discussed below are projects and services needed to adequately serve the existing population, as well as, what is required to meet the needs of the population of 2020.

Sheriff's Office: The County will begin construction of a new Sheriff's Office and Jail in 2000. It will cost approximately \$1,500,000 and be adequate for twenty years. The County replaces five patrol cars each year on a lease purchase plan at a cost of \$30,000 per year.

Fire Protection: The County plans to construct and equip a fire substation in the area of Highways 46 and 49 in five to ten years. Another substation will be built and begin operating in the ten to fifteen year range; it will be located near McKinnons. Each station will cost an estimated \$240,000 to build and equip. The trucks presently being used will need to be replaced in about fifteen years at a total cost of \$200,000.

Emergency Service: The County plans to construct a new building in Erin on property owned by the Houston County Board of Education. The facility is estimated to cost \$25,000 and will be operational within five years. Emergency vehicles are scheduled to be replaced every three years at a cost of \$60,000 each. To assist with rescue operations, a new extraction vehicle (\$40,000) and motorboat (\$10,000) will be purchased in approximately five years.

Public Education: Houston County is beginning to implement a Master Plan to improve all school facilities. A new high school will be constructed and in use within five years at a cost of \$10,000,000. Erin Elementary and Tennessee Ridge Elementary Schools will be renovated and expanded at a total cost of \$2,500,000 and \$1,250,000 respectively, over the next twenty years. The old high school will become Houston County Middle School and receive \$2,500,000 in improvements by 2020.

Road Construction and Repair: The budget for road resurfacing is some \$2,500,000 annually, with funds coming from the Tennessee Department of Transportation. Operating equipment used by the County Highway Department is in need of upgrading to maintain an adequate roadway system throughout the County. The following list contains the needed equipment and its estimated cost:

- 6 Pickup Trucks (years 1984-88) @ \$24,000 each
- 4 Dump Trucks (years 1986-87) @ \$50,000 each
- 2 1½-ton Trucks (years 1965 & 1982) @ \$50,000 each

- 1 GMC Distributor (1986) @ \$80,000
- 1 120 -Grader (1979) @ \$140,000
- 1 Crawler Tractor (1979) @ \$140,000
- 1 D5 Dozer (1985) @ \$140,000
- 1 Wheel Loader (1987) @ \$140,000
- 2 Tractor Mowers (1971 and 1984) @ \$50,000 each

Additional equipment needed:

- 1 Paving Machine @ \$250,000
- 2 Rollers @ \$120,000 each

Recreation: The County intends to renovate the public boat docks (\$50,000) and expand the facilities at the County Park (\$100,000) within the next five years. An additional expansion of the Park is scheduled later at a cost of \$75,000.

County Library: The County Library will need to be expanded to provide adequate services to a growing population. It is projected that \$75,000 will be budgeted for this in about 10-12 years.

Courthouse: The County Courthouse will be renovated within five years at an approximate cost of \$300,000.

County Health Department: The Health Department facility will need to be expanded within fifteen years at a cost of \$75,000.

Industrial Speculative Building: To be available to take advantage of economic opportunities, a speculative building will be constructed in the Houston-Stewart County Industrial Park for about \$500,000. This will be done in the next few years.

County Public Infrastructure and Services Plan
SUMMARY

| Facility/Service | Costs/Period | | | |
|---------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | 0-5 years | 5-10 years | 10-15 years | 15-20 years |
| LAW ENFORCEMENT | | | | |
| New Sheriff's Office & Jail | \$ 1,500,000 | | | |
| Vehicle Replacement Program | 150,000 | \$ 150,000 | \$ 150,000 | \$ 150,000 |
| Sub-Total | \$ 1,650,000 | \$ 150,000 | \$ 150,000 | \$ 150,000 |
| FIRE PROTECTION | | | | |
| East Sub-station (building) | | \$ 60,000 | | |
| Truck (new) | | 100,000 | | |
| 10 Outfits | | 80,000 | | |
| West Sub-Station (building) | | | \$60,000 | |
| Truck (new) | | | 100,000 | |
| 10 Outfits | | | 80,000 | |
| Replace two existing trucks | | | | \$200,000 |
| Sub-Total | | \$ 240,000 | \$ 240,000 | \$ 200,000 |
| EMERGENCY SERVICES | | | | |
| Replace Vehicle @ 3 years | \$ 120,000 | \$ 120,000 | \$ 120,000 | \$ 60,000 |
| New Rescue Truck | | 40,000 | | |
| New Rescue Boat | | 10,000 | | |
| New Building | 25,000 | | | |
| Sub-Total | \$ 145,000 | \$ 170,000 | \$ 120,000 | \$ 60,000 |
| PUBLIC EDUCATION | | | | |
| Erin Elementary | \$ 1,000,000 | \$ 500,000 | \$ 500,000 | \$ 500,000 |
| Tennessee Ridge Elementary | 500,000 | 250,000 | 250,000 | 250,000 |
| Houston County Middle School | 1,000,000 | 500,000 | 500,000 | 500,000 |
| Houston County High School | 10,000,000 | - | - | - |
| Sub-Total | \$ 12,500,000 | \$ 1,250,000 | \$ 1,250,000 | \$ 1,250,000 |
| ROAD CONSTRUCTION & REPAIR | | | | |
| Road Resurface Program | \$12,500,000 | \$12,500,000 | \$12,500,000 | \$12,500,000 |
| Replace Bridge | 750,000 | | | |
| Replace Pickup Trucks @ \$24,000 each | ⁽³⁾ 72,000 | ⁽³⁾ 72,000 | | |
| Replace Dump Trucks @ \$50,000 each | ⁽¹⁾ 50,000 | ⁽¹⁾ 50,000 | ⁽¹⁾ 50,000 | ⁽¹⁾ 50,000 |
| 1½ Ton Trucks @ \$50,000 each | ⁽¹⁾ 50,000 | ⁽¹⁾ 50,000 | | |
| GMC Distributor @ \$80,000 | 80,000 | | | |
| 120 Grader | 140,000 | | | |
| Crawler Tractor | 140,000 | | | |
| D5 Dozer | 140,000 | | | |
| Wheel Loader | \$140,000 | | | |
| Tractor Mowers | 50,000 | | 50,000 | |
| New Paving Machine | 250,000 | | | |
| New Rollers @ \$120,000 each | 120,000 | 120,000 | | |
| Sub-Total | \$ 14,482,000 | \$ 12,792,000 | \$ 12,600,000 | \$ 12,550,000 |
| RECREATION | | | | |
| Renovate Boat Dock | \$ 50,000 | | | |
| Expand County Park | 100,000 | \$ 75,000 | | |
| Sub-Total | \$ 150,000 | \$ 75,000 | | |
| OTHER PROJECTS | | | | |
| Library Expansion | | | \$ 75,000 | |
| Health Department Expansion | | | 75,000 | |
| Renovate County Courthouse | \$ 300,000 | | | |
| Industrial Speculative Building | 500,000 | | | |
| Sub-Total | \$ 800,000 | | \$ 150,000 | |
| TOTAL | \$ 29,727,000 | \$ 14,677,000 | \$ 14,810,000 | \$ 14,210,000 |

PLAN IMPLEMENTATION STRATEGIES/TOOLS

The need and desire for local governments to influence how, where and when development occurs has been discussed in every city and county in Tennessee and beyond. Regulatory measures such as subdivision regulations and zoning are powers granted to local governments for the purpose of promoting the public health, safety, convenience, order, prosperity and general welfare of all those it represents. While some oppose these measures at first, as growth and development spreads and the use of one property has a negative impact on the use or value of another, the need for regulation becomes more acceptable. In communities where a certain level of development and prosperity has occurred, regulatory measures are important to the continued growth of the area. Regulatory measures and other implementation tools are discussed below. Any of the regulatory measures and tools adopted and used by the County to implement the Plan must be consistent with the Plan.

Zoning. Zoning is perhaps the most powerful and inexpensive local governmental tool for directing development. In addition to regulating the use of land, zoning controls other aspects of development such as placement of buildings on the land, the density of development, building height and the amount of land required for off-street parking. In essence, it attempts to produce a sensible pattern of land development by keeping compatible uses together, eliminating incompatible uses and, based on the local land use plan, properly locating the various physical components of the city or county as they relate to each other and to the character of the land.

This land use plan does not establish density standards which must be set if, and when, the County adopts zoning. Until that happens any decision as to the degree of development should be guided by the trends and land use patterns that exist within the area of the proposed development.

Subdivision Regulations. Subdivision standards allow local governments to guide new residential development. In the absence of these regulations, land may be developed on a piecemeal and uncoordinated basis without adequate provision for streets, lot sizes, utilities, and other crucial improvements. Such regulations allow local governments to restrict growth in areas unsuitable for development because of steep slopes, poor drainage, flooding or a lack of facilities. Uncontrolled growth can result in unnecessary blight and high cost to local governments.

Codes Enforcement. The adoption and enforcement of adequate codes, i.e., building, plumbing, electrical and housing codes, is essential to any city or county where attempts are being made to improve living conditions. Building, plumbing and electrical codes enforce minimum standards of structural quality and safety in new building construction. The housing code insures that existing dwellings are maintained in a safe and healthful manner. The enforcement of these codes is a benefit to everyone by helping prevent the creation and spread of blight and its adverse effect on adjacent property values. It is an inexpensive way of preventing the development of slum areas and the resulting high costs of police, fire and health protection.

Water and Sewer Extension Policies. The adoption and enforcement of sound water and sewer extension policies is needed to insure the provision of utilities in new developments by the developers and to provide economical methods of servicing older areas of the community which do not have adequate utilities. Such policies should require the installation of adequate line sizes to insure sufficient capacity and should provide for the inspection of all construction by local governments to insure that local standards are being met. These policies can reduce the overall cost of utility services by local governments and can serve as a useful tool in regulating the timing, location and intensity of land use development.

Public Facilities Planning. The need for and desirable location of public facilities such as parks, schools, community centers and libraries is determined in local plans. The placement of public facilities plays a key role in shaping future development. Major fixed-site facilities such as these should be regarded as primary steps in local development policy, because they create focal points and private developers find it desirable to relate their activities to these installations.

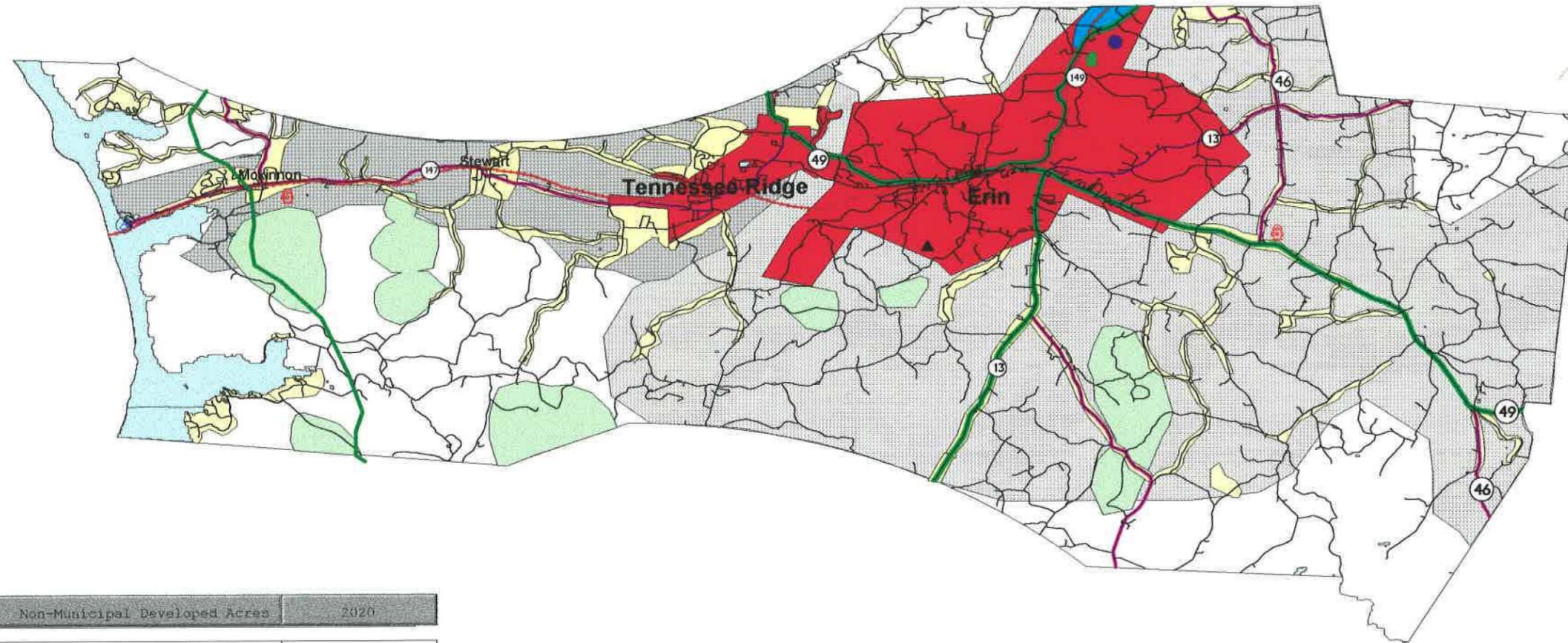
Capital Improvements Programming. Capital improvements are major projects requiring the expenditure of public funds over and above annual operating expenses. These projects are for the purpose, construction or replacement of the physical assets of the community. The purchase of land needed for community use is a capital improvement, as is the acquisition or construction of facilities such as schools, parks, libraries and water and sewer facilities. Capital improvements programming is the preparation and updating of a proposed schedule of public works and related equipment to be built or purchased by local governments during the next few years.

State and Federal Grants and Loans. The County is eligible for a number of state and federal grants and loans that can be used to implement the Plan, especially the Major Thoroughfares and Public Facilities portions. State Departments such as Economic and Community Development, Environment and Conservation and Transportation have programs to assist local governments with providing needed services and facilities to its citizens. Although limited, assistance from the federal government is also available through the Rural Development Agency, the Economic Development Agency, TVA and some others. The County should explore every opportunity to assist in financing the upgrading or expansion of its public services and facilities.



Houston County Growth Plan 2020

Future Land Use, Major Throughfares and Public Facilities



- Future Public Facilities**
- 1 ■ Public Facilities in City of Erin
County Courthouse
County Library
Houston County Middle School
Erin Elementary School
County Health Department
County Board of Education
 - 2 ■ Public Facilities in City of Tennessee Ridge
Houston County E 911
Tennessee Ridge Elementary School
Houston County Park
 - 3 ▲ County Convenience Center & Transfer Station
 - 4 ■ Water Service Available
 - 5 ■ Water Service Available (Erin)
 - 6 ■ Fire Department Sub Stations
 - 7 ■ Houston County High School
 - 8 ● Sheriff's Office and Jail
 - 9 ■ Stewart-Houston Industrial Park
 - 10 ● County Boat Dock

- Future Major Throughfares:**
- Principal Arterial
 - Minor Arterial
 - Rural Major Collector
 - Rural Minor Collector
 - Other Streets & Roads
 - Proposed North-South Parkway

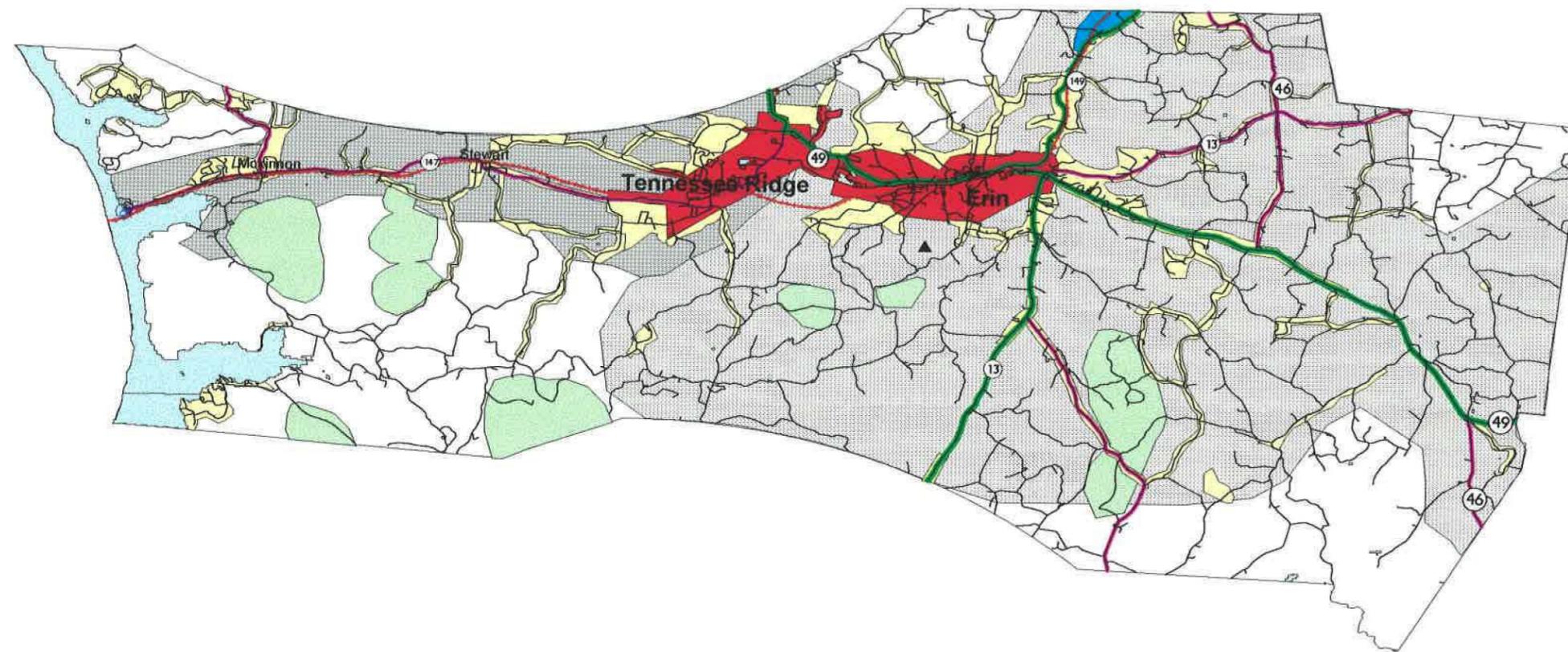
- Existing Land Use**
- Streams & Rivers
 - Public Lands
 - Higher Density Development
 - Lower Density Development
 - Private Forestry Land (Generalized)

| Non-Municipal Developed Acres | 2020 |
|----------------------------------|-------------|
| Commercial | 88 |
| Industrial | 23 |
| Residential | 8577 |
| Public & Semi-Public | 781 |
| TOTAL NON-MUNICIPAL ACRES | 9469 |



Provided by the
Greater Nashville Regional Council

Houston County Existing Land Use, Major Throughfares and Public Facilities 1999



- Existing Public Facilities**
- 1 ■ Public Facilities in City of Erin
 County Courthouse
 Sheriff's Office and Jail
 County Library
 Houston County High School
 Erin Elementary School
 County Health Department
 County Board of Education
 - 2 ■ Public Facilities in City of Tennessee Ridge
 Houston County E 911
 Tennessee Ridge Elementary School
 Houston County Park
 - 3 ▲ County Convenience Center &
 Transfer Station
 - 4 ● County Boat Dock
 - 5 ■■■ Water Service Available (Tennessee Ridge)
 - 6 ■■■ Water Service Available (Erin)
 - 7 ■■■ Stewart-Houston Industrial Park

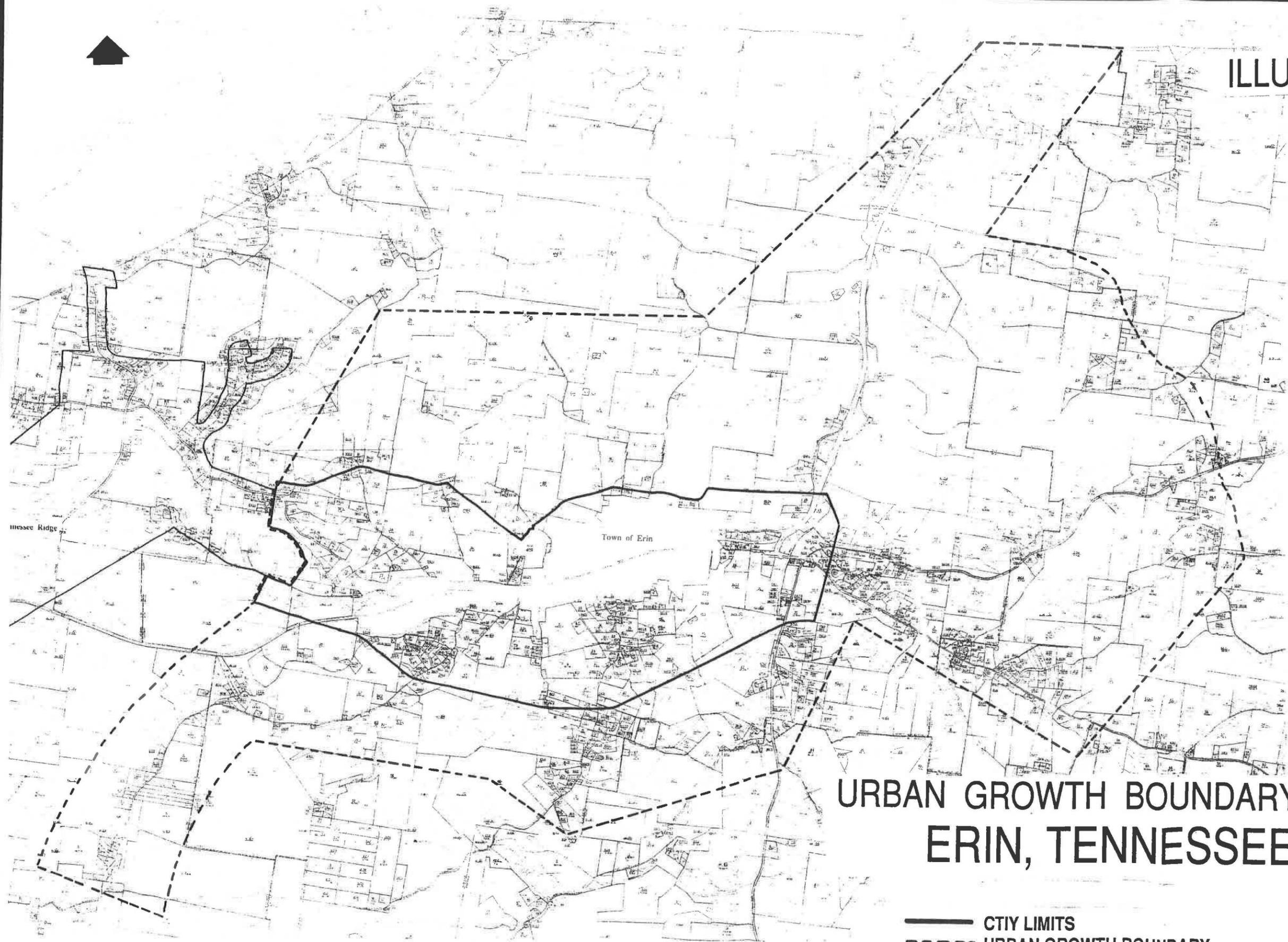
- Existing Major Throughfares:**
- Principal Arterial
 - Minor Arterial
 - Rural Major Collector
 - Rural Minor Collector
 - Other Streets & Roads

- Existing Land Use**
- Streams & Rivers
 - Public Lands
 - Higher Density Development
 - Lower Density Development
 - Private Forestry Land (Generalized)

| Non-Municipal Developed Acres | 1999 |
|----------------------------------|-------------|
| Commercial | 73 |
| Industrial | 19 |
| Residential | 7077 |
| Public & Semi-Public | 644 |
| TOTAL NON MUNICIPAL AGRES | 7813 |

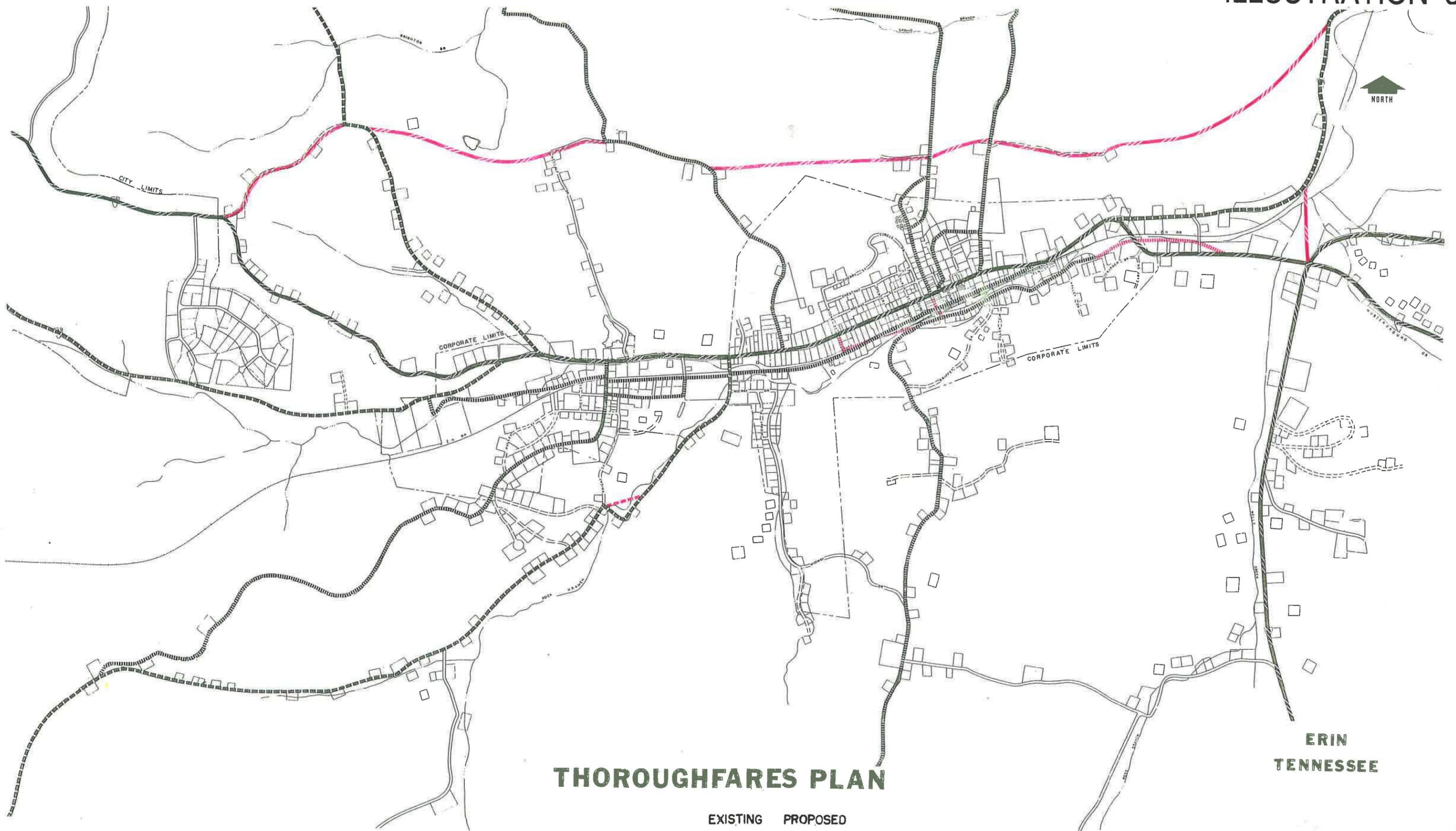


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URBAN GROWTH BOUNDARY MAP
ERIN, TENNESSEE

—— CITY LIMITS
- - - - URBAN GROWTH BOUNDARY

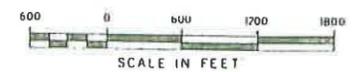


THOROUGHFARES PLAN

**ERIN
TENNESSEE**

EXISTING PROPOSED

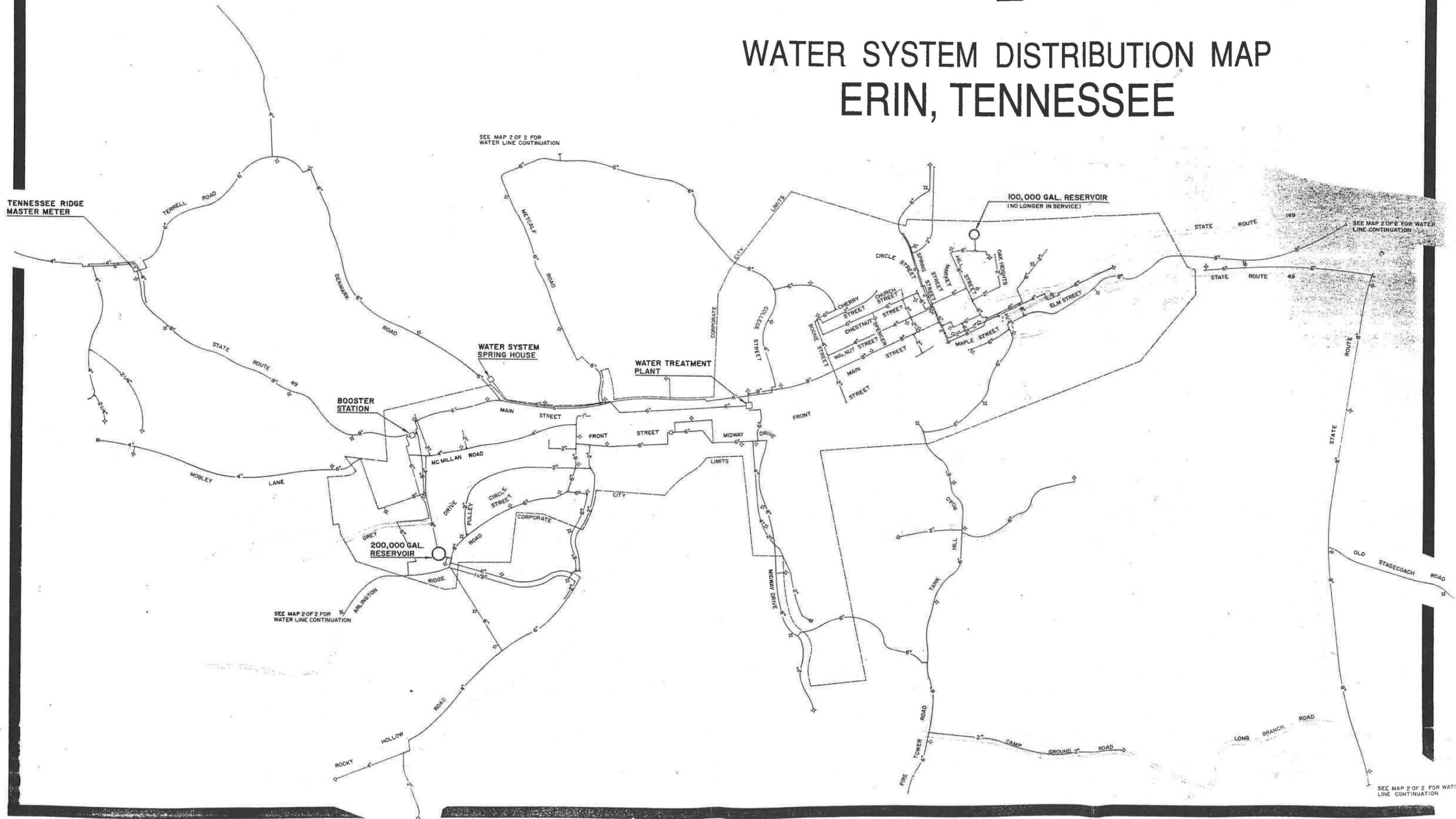
PRIMARY
SECONDARY
COLLECTOR



The preparation of this map was financially aided through a Federal grant from the Urban Renewal Administration of the Department of Housing and Urban Development, under the Urban Planning Assistance Program authorized by section 701 of the Housing Act of 1954, as amended.



WATER SYSTEM DISTRIBUTION MAP ERIN, TENNESSEE

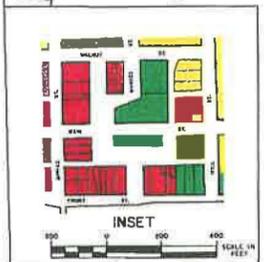


SEE MAP 2 OF 2 FOR WATER LINE CONTINUATION

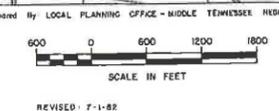
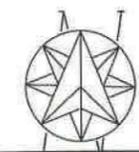
ERIN, TENNESSEE

EXISTING LAND USE

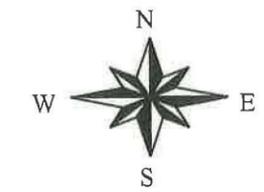
-  Single-Family Residential
-  Two-Family Residential
-  Multi-Family Residential
-  Mobile Home (Single-Wide)
-  Commercial
-  Industrial
-  Public/Semi-Public
-  Undeveloped

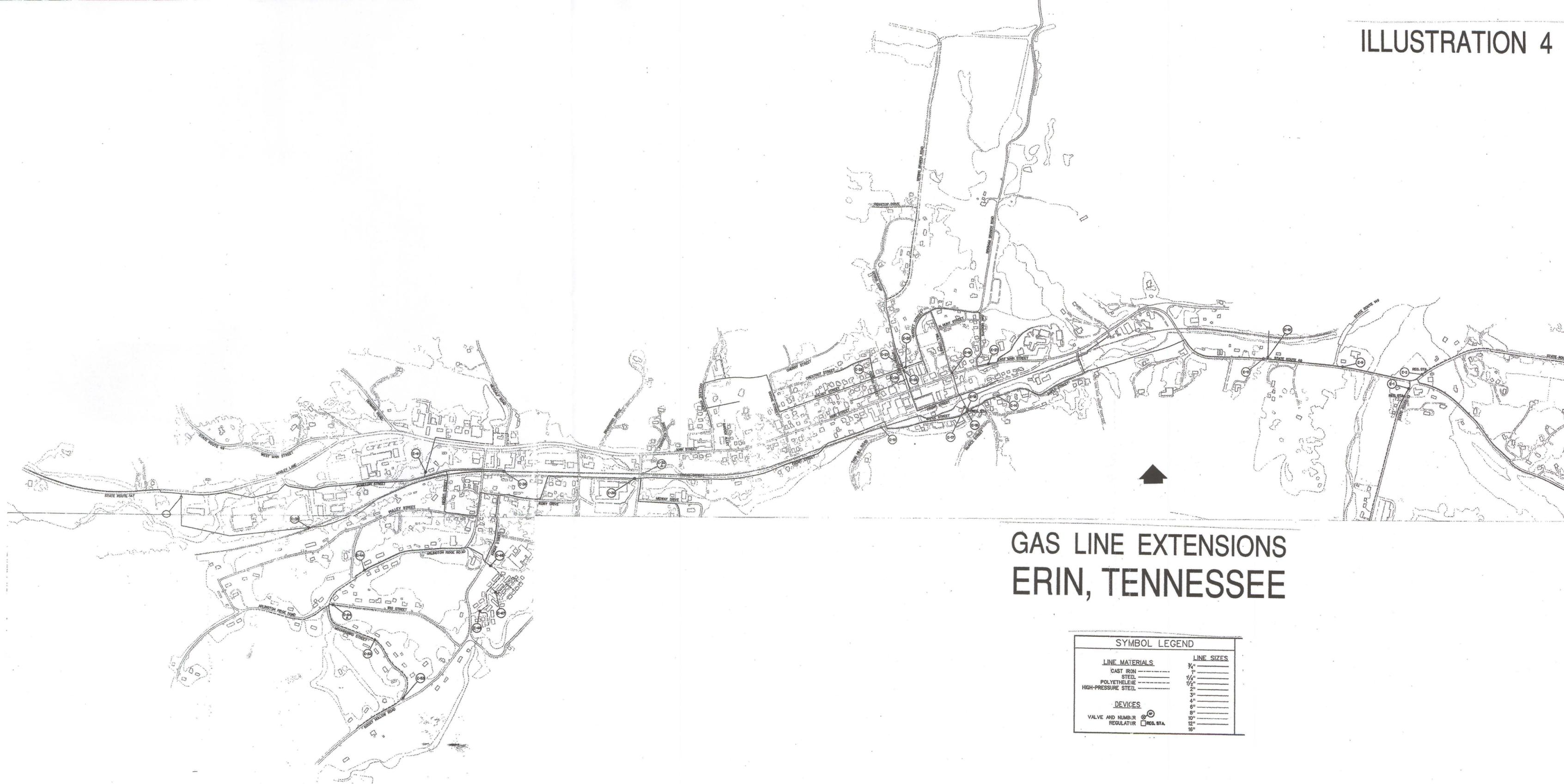


ERIN TENNESSEE



REVISION: 7-1-82





GAS LINE EXTENSIONS ERIN, TENNESSEE

| SYMBOL LEGEND | |
|--|--|
| LINE MATERIALS | LINE SIZES |
| CAST IRON ——— | 3/4" |
| STEEL - - - - - | 1" |
| POLYETHYLENE · · · · · | 1 1/2" |
| HIGH-PRESSURE STEEL - · - · - | 2" |
| | 3" |
| | 4" |
| | 6" |
| | 8" |
| | 10" |
| | 12" |
| | 16" |
| DEVICES | |
| VALVE AND NUMBER ⊕ | REG. STA. ⊠ |
| REGULATOR ⊙ | |